# Maple Valley Place

### Citizen Advisory Committee Report to City Council June 27, 2005





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### **EXECUTIVE SUMMARY**

### **RECOMMENDATIONS**

The Maple Valley Place Citizen's Advisory Committee (CAC) presents to the Maple Valley City Council recommendations for the development of the Legacy Site (the Site). The vision presented here is a unified one, embraced by every member of the CAC and developed over a four-year period with multi-disciplinary review of all aspects of the Site.

The CAC is proud to present its vision for the Site to the City Council. The CAC strongly believes this vision will stand the test of time, providing the City with a strong foundation upon which to construct a true Legacy project, valuable to current residents and to future generations. These recommendations emphasize a mixed-use approach and constitute a blueprint for the future use of this public asset and include:

- Creation of a community gathering place
- · Connections to the Lake Wilderness area
- Architectural highlights
- City Hall
- Community living room
- · Community meeting hall
- Performance center and community amphitheater
- Community recreation center
- Destination restaurant
- Trailhead for pedestrian and bicycle uses
- Office use
- Commercial/retail use
- Education facilities
- Residential
- Civic green
- Pedestrian open space
- Informal open space
- Circulation patterns for pedestrians, bicycles and vehicles
- Parking
- Transportation network

All of the elements selected for the Site must interrelate effectively and complement existing uses, including the Lake Wilderness Lodge and Park, ongoing improvements to the City's infrastructure, and a high standard of environmental balance.





The CAC has identified the components (above) that will address the primary community benefits for development of the Site. The CAC's deliberations incorporate the bond requirement of maintaining 50 percent of the land for public uses. The remaining 50 percent can be privately developed. The CAC envisions a strong public/private partnership that integrates commercial and retail locations, public facilities, and maintenance of the precious natural assets, all woven together into a true "heart" of Maple Valley.

The CAC has reviewed development in many other communities and has sought the benefit of professional advice from consultants and economists. The CAC's ongoing deliberation and study of the potential highest and best use of the Site has led to the conclusion that the Committee can best fulfill its charge from the City Council by recommending elements to form a framework for development.

### **NEXT STEPS**

The CAC recommends that the next steps should be to solicit input from the private development community, either through a type of design/develop competition, a request for proposal, or a similar mechanism to determine the highest and best use of the commercial potential of the Site. This process will include the role of the private sector in building City Hall and developing timelines for its completion. City Hall will serve as an anchor for the Site. It is the City's home and will set the tone and inspiration, providing a catalyst for the entire site.

Simultaneous to this, the City can move forward, utilizing a phased approach, maintaining designated natural areas, grooming trails, planning and implementing frontage improvements and infrastructure, providing access to the trail systems and moving forward on a preliminary design for City Hall.





### 1. PLANNING CONTEXT, CHARGE, AND PROCESS

### 1.1 Planning Context

Planning for the Maple Valley Place/Legacy Site (the Site) was both liberating and challenging.

In order to determine the best use of this new City asset, the City Council established a Citizen's Advisory Committee (CAC) about a year after purchasing the Site. To encourage a creative atmosphere, the CAC was provided only a minimal amount of restrictions or instructions. In this way, the CAC essentially was asked to lead the thought process—with the community in mind—to form a recommended plan.

The Council required the CAC to work within the demands of the bond covenants (Appendix A and Section 2.3) and the guidance of the Charge from the City Council (Appendix A and Section 1.2). In addition to these documents the CAC had 50 acres of land, the support of a consulting team and City staff, and the CAC members' own energy, imagination, and commitment. Even the land use and zoning designations were up for reconsideration by the City Council if the CAC chose to recommend new designations to comport with the preferred plan.

Thus, the planning context was among the most liberating of municipal projects because nearly the full range of planning options was open to the CAC.

It was also among the most challenging because of the natural desire to solve a problem by learning what an assignment's goals, objectives, and parameters are and then working toward them.

### 1.2 Charge to the Citizen's Advisory Committee

Despite the fact that the community and the City Council did not have a majority opinion for the use of the Site, it still was viewed as essential to give a written assignment to the CAC. Importantly, the City Council felt it was vital to articulate any and all features or recommendations that likely would not be received favorably by the City Council.

A draft Charge was discussed by the City Council on February 12, 2001 and adopted February 26, 2001 (vote 7-0).

The Council-adopted Charge to the CAC features a goal and six objectives as set out in subsections 1.2.1 through 1.2.7.

### 1.2.1 Goal





The goal of the Citizen's Advisory Committee (CAC) is to recommend one preferred master site plan for the future use of the City's 50-acre parcel of land on Maple Valley Highway.

### Commentary

While the City Council anticipated that there would be several master site plan alternatives developed and evaluated (and, in fact, the consulting contract anticipated three "final" alternatives), the City Council desired to have a single recommendation advanced from the CAC.

For background, the Charge refers to the Site as being 50-acres, rather than the Site's actual 53.91 acres. This is because there was a series of public rights-of-way that existed on the Site when it was privately owned in anticipation of future roads and utility corridors. When the City incorporated in 1997, those rights-of-way accrued to the City. Then when the City purchased the property both the Site and its rights-of-way came under the City's ownership. The right-of-way issue came to light during the consulting team's preliminary Site investigation work.

### 1.2.2 Process and Responsibilities

### The CAC shall:

- Work with the City's selected site planning consultant and City staff to become properly acquainted with the Site and the factors that influence it;
- Keep an open mind and objectively evaluate all reasonable options;
- Receive, help facilitate, and evaluate public involvement;
- Assist in keeping the City Council informed about the progress of the CAC's work through occasional formal presentations to the Council;
- Be entitled to request reasonable additional information to facilitate the creation of a quality recommendation;
- Regularly attend CAC meetings and participate proactively; and
- Make a final recommendation that the CAC believes is in the long-term best interest of the City.

### Commentary

The process that the CAC followed to achieve this Phase I report is summarized below.

Several steps in the process, such as the April 2002 colloquium and the September 2002 field trip were examples of the CAC exercising its option to "request reasonable additional information."

### 1.2.3 Site





The site within the CAC's purview is the 50-acre parcel of City-owned land located at 25805 Maple Valley Highway.

### Commentary

During one of the CAC's earlier meetings—January 10, 2002—the Site was named the "Maple Valley Place/Legacy Site." This recommended name was accepted by City Council consensus later that month.

As the CAC's discussions evolved, there emerged a greater realization that the Site was more appropriately viewed within the context of the properties that surrounded it and its relationship to other key land uses in the City, such as Lake Wilderness, Lake Wilderness Park and Lodge, the Four Corners commercial area, the Rock Creek Open Space, and other features of Maple Valley. Accordingly, the Planning Principles that emerged focused on the Site itself, but acknowledged and made recommendations about the Site's interrelation with other aspects of the City.

### 1.2.4 Uses

Of the 50 acres, at least 25 acres (or at least 50 percent) shall be used for public purposes. A "public purpose" may include active and passive park uses, open space, municipal or other governmental agency buildings or uses, or other public uses that are consistent with the bond covenants placed on the Site.

Of the 50 acres, up to 25 acres (or up to 50 percent) may be used for any legally qualifying purpose, whether private, for-profit or public.

### Commentary

This aspect of the charge is more fully explained in Section 2.3, "Constraints on the Use of the Site," and in Appendix A.

### 1.2.5 Distribution of Uses

There are no restrictions or predispositions as to how the uses are to be distributed throughout the Site, other than adopted City development requirements.

### Commentary

There appears a certain mixed message in this aspect of the Charge. While the CAC was allowed to recommend land use and zoning changes to the Site, it is also true that the Site's current and then-current zoning is "Multiple Use," which requires prescribed minimum and maximum amounts of office, residential, commercial, and open space (see Appendix B).

### 1.2.6 Significant Trees





The CAC shall place a high value on the retention of significant trees on the Site. The CAC shall endeavor to meet the requirements of the City's significant tree ordinance by *retaining* significant trees, rather than through *replacement*.

### Commentary

The City's then-current significant tree ordinance strongly encouraged the retention of existing trees, but allowed existing trees to be removed if they were replaced according to a prescribed tree replanting formula. The Council's desire for this Site was that as many of the existing trees remain as was feasible in conjunction with the development/use proposals.

### 1.2.7 Wilderness Theme

In recognition of the statements in the *Comprehensive Plan*, the CAC shall endeavor to develop a master plan that honors Maple Valley's rural setting. The Planning Commission is currently assisting with a definition of the term "Wilderness Theme."

### Commentary

The City's first *Comprehensive Plan*, adopted November 22, 1999, made several references to the desire of the community to retain and enhance a Wilderness Theme. Unfortunately, the term Wilderness Theme was never defined in the *Plan* or in any other City document. When the CAC's Charge was written, it was anticipated that the Planning Commission would be studying Wilderness Theme and arriving at a recommended definition. However, the Planning Commission was inclined to view Wilderness Theme as indefinable and perhaps inconsistent with an emerging suburban city.

The CAC has come to see that, to the extent any definition of Wilderness Theme is still of interest to the City, the urban design approach they have described for the Site would become a living definition.





### 1.3 Formation of Citizen Advisory Committee

Mambar

The members of the CAC were named by the City Council on the same evening that the Council adopted the Charge for the CAC (February 26, 2001). Members included:

Dansaantina

Mellibel	Representing
Kristie Anderson	Lake Forest Estates
Ken Crotts (Alternate)	Lake Forest Estates
Jon Kinsley	Citizen-at-Large

Jon Kinsley Citizen-at-Large Eric Larson Citizen-at-Large

Jim Malone Economic Development Committee

Dave Pilgrim<sup>1</sup> Citizen-at-Large

Sue Van Ruff Chamber of Commerce

Bill Woodcock Citizen-at-Large

Additionally, the City Council appointed three City Councilors to serve ex-officio as resources to the CAC. The three were Councilor Victoria Laise Jonas, Councilor Steve Leppard, and Councilor Alana McIalwain<sup>2</sup>. Councilor Dave Draveling was named an alternate. Following preliminary meetings in 2001, CAC meetings became more regular starting January 10, 2002.

### 1.4 Planning Process Highlights

Throughout the more than three years that the Maple Valley Place/Legacy Site CAC has been working, it has undertaken and implemented an exceedingly wide array of special planning studies, public outreach efforts, explorations, and activities. These have augmented the CAC's regular meetings (a record of which is maintained in the City Clerk's office). They have included the following.

### 1.4.1 Community Exploration of the Site

Essentially serving as the kick-off for the planning effort, the CAC invited the Maple Valley community to a "field trip" discovery exploration of the Site. The Site exploration was held Saturday, July 28, 2001 and participants were given a "field guide" and a series of idea cards or "swatches" linked together by a metal ring. Attendees were encouraged to walk through the entire Site and note its many features and qualities. Copies of the materials received by participants are provided in Appendix B.

<sup>&</sup>lt;sup>2</sup> Councilor Dave Pilgrim took Alana McIalwain's City Council position on January 1, 2002. Similarly, he assumed her ex-officio appointment to the CAC.



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<sup>&</sup>lt;sup>1</sup> Subsequently, Mr. Pilgrim was elected to the City Council effective January 1, 2002 and was replaced by resident Dick Hartung.



### 1.4.2 Town Hall Meeting 2001

Following on the heels of the community exploration of the Site was the City's annual Town Hall Meeting. The principal topic of that year's Town Hall was to solicit ideas, suggestions, and input about how best to use the Legacy Site. About 150 citizens attended the Monday, July 30 meeting, many of whom had toured the Site the previous Saturday.

An annotated agenda of the Town Hall meeting and a summary of the Field Trip and Town Hall meeting are provided in Appendix B.

### 1.4.3 Two-day Design Charrette

The CAC debriefed the Town Hall meeting and had several subsequent regular meetings. In February 2002, the design team met at City Hall for a two-day design charrette to reflect upon what the CAC and the community had said so far and to attempt to translate that into a series of site design concepts. The community and CAC members were invited to drop in to observe the charrette process any time they wanted and for as long as they wanted. The CAC convened at the end of the two-day charrette to evaluate and provide initial reactions to the four concepts that had been created.

### 1.4.4 Informal Dinner Meeting

Each of the CAC's meetings to date had been structured similar to a Planning Commission meeting. For some, that structure seemed overly formal and somewhat limiting to the healthy, informal exchange of ideas many felt that the magnitude of the project deserved.

To break with this, one of the meetings of the CAC was an informal dinner meeting, held in the boardroom of the Tahoma School District and for which public notice was provided. In addition to freely discussing dreams for the Site, the meeting proved valuable for the CAC members to get to know each other better as individuals, which assisted in future discussions.

### 1.4.5 Colloquium

The appellation "Legacy" was proving both inspiring and daunting to the CAC by the spring of 2002. What is a legacy? How does a city create one?

On the evening of April 25, 2002 the CAC hosted a colloquium to explore the topic of municipal legacies. Colloquium speakers were:

- Walt Crowley, historian and author, proprietor of HistoryLink.org;
- Jerry Hillis, Seattle land use attorney;
- Roger Hoesterey, Regional Director of the Trust for Public Lands; and
- Charles Royer, Executive Director of the Children's Health Initiative of the Robert Wood Johnson Foundation and former three-term Mayor of Seattle.





The entire community was invited to attend this rich discussion, and the event was video taped. Each speaker presented his own perspective, but if there was a recurring theme, it was that legacies are created over time and they usually start with bold, controversial decisions that, at the time, may even seem ridiculous. Eventually, those once ridiculous decisions become among the wisest a city makes, thus creating a legacy.

### 1.4.6 Discussion with Jim Ellis

Jim Ellis was invited to be a speaker at the colloquium but was unable to attend. He extended an invitation to have a meeting on Thursday, July 18, 2002 in Seattle at the offices of Preston, Gates & Ellis.

Mr. Ellis successfully led the charge to clean up then-polluted Lake Washington in the 1950s; galvanized community support for a major park, recreation, and open space bond called Forward Thrust in the 1960s; championed light rail in the 1970s and beyond; steered the creation of the Washington State Convention Center; and gave life to the Sound-to-Mountains Greenway.

Mr. Ellis encouraged the CAC to take bold visionary actions that would last for generations but perhaps take generations to realize. His only hesitancy was that because the Site bore the name "legacy," the expectations might be too great.

### 1.4.7 Town Hall Meeting 2002

The 2002 annual Town Hall meeting again focused on the Maple Valley Place/Legacy Site. This time, the CAC members themselves led four small group discussions to explain the four design scenarios that were being explored. The scenarios were refinements of the four developed during the two-day charrette.

### 1.4.8 Speakers Bureau

In an effort to better spread the word about what the CAC was doing, certain CAC members went individually or in pairs to community organizations to share how the process was evolving and to display presentation boards of the concepts that were being evaluated. Groups that heard the speakers bureau included: the Greater Maple Valley/Black Diamond Chamber of Commerce, the Maple Valley/Black Diamond Rotary, the Maple Valley Historical Society, the South King County Arboretum Society, and the third grade class of Rock Creek Elementary School. Notes from the Speakers Bureau are contained in Appendix C.

### 1.4.9 Field Trip to Bainbridge Island

Many of the planning concepts that were being discussed at the CAC—open civic greens, City Hall/performing arts complexes, mixed use residential over commercial developments—were unfamiliar to some. This unfamiliarity made forming recommendations difficult. To gain perspective, the CAC took a field trip to Bainbridge Island on Saturday, September 14, 2002. Bainbridge Island was selected because it features, in a relatively compact area,





high-quality examples of many of the concepts being discussed. It was also selected because the design team's leader, David Hewitt, resided on Bainbridge Island and thus had a working knowledge of successes there.

CAC members had a walking tour of the Bainbridge City Hall/Saturday market/performing arts complex; the traditional Winslow downtown district; an effective mixed-use development with open space, ground-level retail, and residential above; an office/residential development that was woven sensitively into marshlands and a marina; and the Bloedel Reserve.

### 1.4.10 Joint Meeting with City Council

Though the CAC had met in joint session with the City Council previously, by late 2002 there was a series of questions about which the CAC needed feedback on or acceptance by the City Council. On December 12, 2002 the City Council and the CAC met again in joint session to hear a presentation by the CAC (led by Kristie Anderson) and to have the City Council provide guidance on three questions.

The first question concerned the scope of the Charge. The Charge was specific that the CAC was to develop recommendations about the Legacy Site alone (see subsection 1.2.3. above). Based on the concepts discussed at the colloquium by Mr. Ellis and the CAC's own observations on Bainbridge Island, it was apparent to the CAC that the Site must be viewed within the context of the entire City. If the Site were to be a catalyst for Maple Valley and set an example, it could not be planned only within the confines of the Site's boundaries, but instead as the Site relates to and could influence surrounding properties and connect the City. The City Council agreed and gave its encouragement to the CAC to think and plan beyond the boundaries of the Site itself.

The second question regarded athletic fields. Some on the CAC believed creating athletic fields on the Site was important, while others felt the clear-cutting of portions of the wooded Site that fields necessitated would change the quality of the Site. The CAC was aware that the City also was in partnership with the Tahoma School District to develop a multifield athletic complex near the Four Corners area on a 23-acre site. If the City Council could confirm its strong intent to develop fields there, the CAC would not recommend fields on the Legacy Site. The City Council confirmed their strong intent, providing caveats about the partnership relationship that the City would need to formalize with the School District.

Finally, the CAC was unanimous that City Hall should be built on the Legacy Site, but was aware that there were differences of opinion among the City Councilors about whether that should occur. Some on the Council wanted to keep their options open about where City Hall should be built. The City Council gave full license to the CAC to propose that City Hall be included as one of the key uses on the Legacy Site, but did not make a decision as to whether City Hall ultimately would be there.

1.4.11 Economic Analyses





Throughout the process, economic analyses were provided. The design team included Bill Lee of Economic Research Associates (ERA), San Francisco, who provided an early assessment of the Site and its near-term development potential. From a highest-and-best-use standpoint, ERA thought residential was the most likely near-term potential for the Site, though if given many years then other uses such as retail, office, and entertainment were possible if the City's and the region's development trends continued.

Economic overviews where also provided by Daryl Vange of Ravenhurst Development Incorporated, and public comment concerning economic viability was offered by Skip Rowley of Rowley Enterprises (Issaquah), which has owned and developed commercial and residential projects extensively in the Issaquah area over the last several decades.

In July, 2003, as the CAC was nearing completion on its preferred site design, the City retained Dave Leland of Leland Consulting (Portland, Oregon) to provide an economic viability assessment. Leland was selected because they have worked extensively with municipalities on dozens of similar projects. Mr. Leland researched the City, made two site visits, and reviewed the CAC's materials. His assessment of the site design as then conceived was unfavorable. He felt the private uses were poorly located, and the public uses were "hidden" on the Site thereby diminishing their role as "setting an example" or even being visible to the community. Additionally, it did not appear that the current plan provided enough development to create a sufficiently vibrant level of activity to achieve the established goals.

### 1.4.12 Form of Report

After reviewing Mr. Leland's findings, the CAC took a revised course for completing its report.

The CAC continued to hold firm to the goals, objectives, and planning principles that it had established over the preceding two years. It wanted these documented to provide guidance as to how the Site should be used and developed.

Where the CAC diverged from its original intent was not to provide a recommended site plan at this time. Instead, this document, which describes the Site, the process, and the performance aspirations, would serve as an interim report. The next step, once the interim report is acted on by the City Council, is to conduct a design or design/development competition. Substantially, this interim report could serve as the instructions for the competition. Economic analyses would be included more prominently in the competition process and the selection of a recommendation. A development strategy, including phasing and financing, could be created once the preferred site plan was recommended to, and acted upon, by the City Council.

At this time, the competition is slated for 2005.





### 2. HISTORY OF THE SITE AND ITS ACQUISITION

### 2.1 History of the Site

Not unlike many large land parcels in the City of Maple Valley, the Legacy Site is characterized by one of remarkable ownership stability.

### 2.1.1 PRE-CITY OWNERSHIP

For five decades, the Dziedzic family owned the property that became the City's Legacy Site. A home was built in 1943, a single-story three-bedroom rambler, fronting Maple Valley Highway. It was gently angled from being precisely parallel to the highway's alignment. The distance from the front door to the western edge of the highway's right-of-way was approximately 40 feet, but, of course, the home enjoyed tens of acres of undeveloped land behind it. The only outbuilding on the Site was a four-posted lean-two that sheltered firewood and stood perhaps 20 feet from the back door of the house. Over the years the home was updated and remodeled slightly, but at the time of the City's acquisition of the property the title report stated that the house (see photo below) was 1,516 square feet, which is close to the size of the house when first built.



### 2.1.2 Design Efforts For A 'Walkable Community'

The City of Maple Valley incorporated in 1997. As is the case with any recently incorporated city, one of Maple Valley's earliest major tasks was to create a comprehensive land use plan. The City Council enacted ordinance O-97-15 on July 14, 1997 to establish the Planning Commission, which then worked for a little over two years to develop the City's initial comprehensive plan.

At about this same time, the Washington State Department of Transportation entered into a contractual relationship with urban





design and transportation consultant Dan Burden of the Florida-based consulting firm Walkable Communities, Incorporated. The State offered grant funding to jurisdictions that wanted to use the services of Walkable Communities and Maple Valley obtained such a grant in 1997 for a one-day seminar for any interested citizen who wanted to attend. The newly-appointed members of the Planning Commission were strongly encouraged to attend. Held on Saturday, September 20, 1997, the day began in City Hall with an overview of planning concepts and a primer on existing conditions about which to be observant. Seminar participants then literally walked along portions of Maple Valley Highway, which at that time had no sidewalks and only few paved shoulders. A group debriefing and discussion followed. (See "Walkable Communities Visioning Charrette" illustration, page 15.)

From January 16 to 20, 1998, while still in the beginning stages of the development of the comprehensive land use plan, the City invited Dan Burden and Walkable Communities to return for a one-week community-planning event. Among other planning concepts discussed and evaluated, there was general observation and agreement that the new City lacked an identifiable center or "heart." While there was a ready comprehension that Maple Valley featured two commercial nodes—one to the north called Wilderness Village and one to the south called Four Corners—neither of these were home to the broad array of uses and activities one typically associates with a downtown or city core. Also, neither of them were especially walkable commercial districts since both were accessed from the same 50 mile-per-hour State highway and both were designed primarily to accommodate automobile traffic. The points highlighted as City needs at a Saturday, January 17 group presentation included the following:

- City hall, post office, retail and commons area near Lake Wilderness;
- Preferred downtown center across from Rock Creek (elementary school) because there is 50 acres there, retail space, art center, trail access, close to (thenproposed) new high school site.

While evaluating an overview of the City, it was observed that the near physical center of the City, based on its current limits, was an undeveloped site that fronted Maple Valley Highway to the east and connected to the Lake Wilderness Trail to the west. Just beyond, the site was convenient to Lake Wilderness, surrounding single-family neighborhoods, and—via the trail—other key features of the City.

For the sake of focus and having the community get its hands around some key urban design and planning concepts that could inform the drafting of the comprehensive plan, a proposed Town Center site was selected. Following are quotes from the "City of Maple Valley Visioning Charrette Report," which was written by Walkable Communities after the





conclusion of the community planning process. The full report is available in the City Clerk's Library.



### MAPLE VALLEY VISIONING CHARRETTE



Maple Valley residents seek a rural lifestyle with a focus on the family.



Rural King County is growing rapidly. Maple Valley is likely to share its space with many others seeking rural lives.



To retain quality of life, parks, schools and a town center must be located at the heart of the city, with parks within a quarter or eighth of a mile walk of every home.



The town center will provide all of the activities that are missing today, including civic buildings, office commercial, health centers, small shops, plazas, outdoor cafes, movies, performing arts, and many places for family activities.



WALKABLE COMMUNITIES JANUARY 20, 1998





**Build a Town Center.** A highly interactive town center is the key to providing a base for new jobs and building a strong local economy. It is a place for performing arts, movies and common play activities. It is a safe place where children can come and go, and a place where a working transit system can center. It may be a place where medical services can be provided and where seniors and others on fixed incomes can find quality housing. This is also a place where local shops and other small businesses can provide for daily needs. It is a place where people can be found night and day, which in itself creates security.

Where should the town center be? Based on core community values, the most likely location for the town center is adjacent to Lake Wilderness. Two locations were considered. The consultant recommended location, as depicted in the illustration "Maple Valley Place Context and Adjacent Open Space", (page 17) is adjacent to the southern side of northeast quadrant of Lake Wilderness.

This area will be accessed by a new entry to be created off SR 169 at the current intersection of the Tahoma School District Central Services Building. An elliptical roundabout will create a visual anchor for one end of the new boulevard. At the opposite end of this 80' boulevard, sitting prominently several hundred feet back from the Lake, will be the new city hall, post office, and a cluster of civic buildings.

**Alternative locations.** Consideration was given to a location at the opposite end of the lake. Reduced access, lack of connectivity to future neighborhoods and topography all limit the ability to use the other point on Lake Wilderness.

Essentially, the Site that was proposed for the town center was the undeveloped site owned by Philamena Dziedzic, though as far as anyone remembers Mrs. Dziedzic did not participate in the weeklong community planning process, nor was she necessarily aware of it. It is also important to note that at this time the exercise was theoretical, conceptual, and served mostly as an instructive means for stimulating community dialogue about how to create a walkable and vibrant city within an emerging bedroom suburb.

Development of the comprehensive land use plan continued throughout 1998 and 1999. Owing largely to a difference of opinion, the idea of a single center for Maple Valley lost favor. In fact, the thought of fostering even a third commercial node at the intersection of S.E. Kent-Kangley Road and 216<sup>th</sup> Avenue S.E. gained momentum at the Planning Commission. The general theory was that by creating three somewhat equidistant commercial nodes in the City each would be as convenient to the other, and no one would have greater prominence over the other. However, residents living near the proposed "Third Node" expressed their strong displeasure with this idea. By the time the City Council adopted the *City of Maple Valley Comprehensive Plan* on November 22, 1999, the ideas for both the Third Node and the Town Center had been reconsidered and removed from the plan.





Insert 11x17" color copy foldout of Maple Valley Place Context & Adjacent Open Spaces map





Placeholder for backside of Maple Valley Place Context & Adjacent Open Spaces Map





### 2.1.3 "WE OUGHT'A JUST BUY IT!"

With the *Comprehensive Plan* adopted and the development moratorium, that had been in place since incorporation, lifted effective January 1, 2000<sup>3</sup>, Maple Valley began to go about its normal course of business. Several new single-family residential plats were applied for, the City responded to various development-related inquiries, and periodically the City fielded questions about the Dziedzic property, which many said was being marketed though no real estate signs were posted on the property.

Through the *Comprehensive Plan*, the Dziedzic site had been given a Multiple Use (MU) land use designation and a Multiple Use zoning designation. This was a change from the Industrial zoning designation that had been established for the Site by Metropolitan King County prior to the City's incorporation. An undeveloped site of similar size at the north end of the City, northeast of the intersection of Maple Valley Highway and S.E. 240<sup>th</sup>, had been given the same MU designations (see Zoning map, page 21).

The Comprehensive Plan defines "Multiple Use" as:

Multiple Use. The purpose of this designation is to provide a wider array of employment and affordable housing opportunities for the City by encouraging areas where limited retail, office and business uses may locate in close proximity to residential uses. Development in these areas should occur on larger tracts of land where well-designed residential and non-residential uses can be planned as integrated facilities serving a number of different uses, including a mix of different housing types. This designation should generally be situated in areas of sufficient size to accommodate mixed use development with safe and adequate pedestrian and vehicular circulation, parks and open space, landscaping, screening and pedestrian access between different land uses. Multiple use activity centers may also serve as a buffer area between more intensive industrial activities and surrounding residential neighborhoods. Mixed use activities may be either vertical (different uses in the same building) or horizontal (different uses in different buildings) in nature. The intent of this designation is to cover larger tracts where a variety of land uses in different buildings could occur in the same development.

-City of Maple Valley Comprehensive Plan, November 22, 1999, p. LU-15

However, exact zoning regulations for Multiple Use had not yet been defined because a greater focus was to establish the proper designations for all other zones in the City. Following the adoption of the *Plan*, the City Council assigned the Planning Commission to continue its evaluation of Multiple Use and to recommend specific regulations. A moratorium on development applications was retained for MU sites, but lifted for all other development applications. The Planning Commission undertook its assignment in early 2000, and MU zoning designations were adopted.

<sup>&</sup>lt;sup>3</sup> The development moratorium was enacted to curtail growth until the new City's own land use goals, objectives, policies, and regulations could be established.





Concurrent with this activity, another idea was being explored. Following the conclusion of the February 7, 2000, City Council meeting, at which a number of land use items were discussed, Councilors Alana Mclalwain, Mark Oglesby, and the City Manager were standing outside informally debriefing the highpoints of the meeting. The Council meeting was held in the school district's boardroom, which is immediately across the street from the Dziedzic property. The two City Councilors mentioned the rumor that the Dziedzic property was being marketed, reflected back on the previous discussion about MU sites and zoning, and one of the Councilor's said, "you know, we oughta just buy it," to which the other Councilor quickly stated "I've been thinking the same thing".

The City Manager followed up on the idea informally and reported back to the City Council. Negotiations began in earnest and continued for several weeks.

### 2.2 Acquisition of the Site

The City proceeded as an undisclosed buyer and by Saturday, April 8 reached an agreement in principle with Mrs. Dziedzic through her agent, and a purchase and sale agreement was executed April 11. The City agreed to purchase the Site for approximately \$117,000 per acre (less costs), cash at closing, pending site inspection and contingent upon the buyer securing financing. The City paid earnest money of \$54,500.

While the City's revenues had been strong for its first three years of existence, and while at that time it did have cash reserves totaling more than the \$6.3 million purchase price, many of these reserves were funded through use-restricted sources. For example, some of the reserves were attributable to the City's share of the Washington State motor vehicle fuel tax (gas tax), which necessarily must be used for road purposes. Hence, since the City had known since the land purchase idea had first been explored that it would need to issue debt to accomplish it, preliminary inquiries and anticipatory preparations had been made.<sup>4</sup>

With the assistance of investment bankers Seattle-Northwest Securities and the municipal bond division of Seattle law firm Preston Gates & Ellis, the City went about the process to issue debt to make the property purchase.

<sup>&</sup>lt;sup>4</sup> Until then, the City had not issued any significant debt. During the pre-incorporation period in 1997, the City had secured an eighteen-month Tax Anticipation Note ("TAN") from the Bank of America to cover initial expenses until tax and fee revenues for the new city began to flow in. The TAN, similar to a line of credit, had been for \$330,000, of which only \$293,000 was used and all of which was repaid more than a year early by the end of 1997. TANs are not uncommon for new cities—indeed, they have few other alternatives for meeting initial expenses—so Maple Valley's debt history to date had been both limited and typical, though it had repaid its sole prior debt promptly.





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City councils have two basic ways to issue bonds. One way is to seek voter approval for the proposed debt. The other way is to issue "councilmanic" debt, which means the council itself can issue debt on behalf of the city with a simple majority vote of the council. There are limitations, restrictions, and alternatives to each of these methods. Because the City was acting promptly and was proceeding as an undisclosed buyer, the City Council opted to issue councilmanic debt.

Among a myriad of others, two fundamental tasks needed to be addressed before the debt could be issued. One was the structure of the debt issue, and the other was to obtain a bond rating for a city that, to date, had none.

Governments are able to issue tax-exempt bonds, which are advantageous to investors (who need not pay taxes on the income they derive from the investment) and to the taxpayers of the government issuing the bond (since tax-exempt bonds get the most favorable interest rates). But in order to issue bonds as tax-exempt, the purpose for which the bonds are issued must be a qualifying public use. In this case, there was unanimity among the City Council for the purchase itself, but there were differences of opinion about the future use(s) of the Site. For some Councilors, it was anticipated that all of the Site would be used for public purposes, while for others, interested in a city center, it was conceivable that some private uses could be built on the Site in the future. Were there to be private uses on the Site during the course of the bond repayment (20 years), the debt could not be tax-exempt for that portion of the Site.

To address the City's uncertainties and allow for maximum flexibility, the following plan structured the \$6.73 million debt issuance:

- The City would make half of the property purchase (about \$3.36 million) from unrestricted fund balances—cash reserves that were funded through revenues that could be used for any purpose. In its financial planning, the City had previously anticipated using these funds for transportation projects, but since the funds were unrestricted no special restrictions would accrue to half of the property purchase.
- The balance of the property purchase—and half of the debt issuance—would be funded from the tax-free bonds, which meant that half of the property (meaning half of the total area of the Site, however arranged) would need to be for a public purpose(s).
- The remaining half of the debt issuance—about \$3.36 million—would be used for transportation improvements (a qualifying public purpose), thus essentially replenishing the reserves that the City had applied to the unrestricted portion of the property purchase.

Thus, the City was able to issue \$6.73 million in tax-free general obligation councilmanic bonds to affect the property purchase while leaving flexibility for how the Site could be used in the future.





Since issuing the bonds, the half that was to be dedicated to transportation projects has helped fund the following:

- Maple Valley Highway improvements: S.E. Wax Road to S.E. Witte Road;
- Witte Road improvements: S.E. 240<sup>th</sup> Street to S.E. 244<sup>th</sup> Street;
- A new bridge crossing the Lake Wilderness Trail at S.E. 263<sup>rd</sup> Street.

The next major task was to obtain a bond rating for the debt issuance. There were three factors working against the City regarding the debt issuance. First, the City was only three years old; second, the City had a total assessed value of less than \$1 billion, a threshold test for Wall Street; and third, it had never issued any significant debt. However, there were just as many factors working in the City's favor. First, the City had an impeccable financial track record and clean State audits since incorporation; second, the City had experienced and was experiencing strong, positive growth; and third, the City had cash reserves in hand equal to two years operating expenses. Based upon these facts and in-person discussions with municipal bond and bond insurance officers, the City received a very credible Standard & Poor's rating of "A." Since then, on its own initiative, and having checked up on healthy indications it had seen at the time the debt was issued in 2000, Standard & Poor increased the City's bond rating to "A+" in 2003.

On June 26, 2000, the City's bond transactions were complete and were sold at an average coupon rate of 5.602 percent. Now, with the cash in hand, the City closed on the Dziedzic property on August 3, 2000. The fact that the City was the purchaser was disclosed at the closing agent's office.

### 2.3 Constraints on the Use of the Site

As described above, the debt structure for the Site acquisition is creative but not revolutionary. The debt structure created bond covenants that the City must abide by to retain the tax-exempt status of the bonds. The restrictions on the Site can be simply stated as follows:

Half of the land area must be used for a public purpose(s), and half of the land area can be used for any purpose(s).

The bond covenants do <u>not</u> explicitly define "half." Of the 50-acre Legacy Site, an area equal to about 25-acres must be for a public purpose. Those 25-acres can be the west side of the Site, the north side of the Site, arranged in a checkerboard or random pattern—it does not matter to the bondholders. When developed, a simple calculation that shows that 50 percent of the Site's land area is used for a "public purpose" will suffice.

The definition of "public purpose" provides a great deal of flexibility. Qualifying public uses may be many things, and while some may not seem appropriate, legitimate public purposes could include: a park-and-ride; a school; a solid waste transfer station; civic buildings; park





and recreation uses; a public utility maintenance facility; a publicly-owned youth center; a public health clinic or hospital; a farm or golf course owned by a municipal enterprise fund; etc. While some of these uses may be unacceptable to the community, the point in listing them is to clarify and reinforce that "public purpose" is not synonymous with "open space," though open space is a qualifying public use.





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### 3. EXISTING CONDITIONS

### 3.1 Description of the Site and Its Context

### 3.1.1 Location

The Maple Valley Place/Legacy Site is located at 25805 Maple Valley Highway and occupies the approximate geographical center of the City. Given its proximity to Lake Wilderness, it lies near the geographic center as well as the emotional "heart" of the City, since some view Lake Wilderness as the heart of Maple Valley (see "Site in Relationship to Existing Commercial Uses and Existing Residential Uses", page 29).

### 3.1.2 Area and Zoning Designation

The Site encompasses approximately 54 acres of City-owned land that is zoned Multiple Use. The City's MU zoning designation is defined in Title 18 of the *Maple Valley Municipal Code* Generally, the requirements for MU-designated land use include minimum and maximum amounts of land used for office, retail, residential, and open spaces activities. All MU sites must follow a Multiple Use Master Permit process, as defined in MVMC 18.100.170 (see Appendix D).

### 3.1.3 Topography

The Site consists of a series of plateaus and ridges (see map, "General Characteristics of Site," page 31).

### 3.1.4 Surrounding Uses

To the east, Maple Valley Highway forms a physical boundary and provides access to the Site. The Rock Creek Elementary School and the Tahoma School District Central Services Building are located on the eastern side of Maple Valley Highway. Further east lies the Rock Creek Open Space.

To the south, the Site abuts the S.E. 260<sup>th</sup> Street right-of-way, which is partially improved. A variety of light industrial uses and vacant land occupy the opposite side of the right-of-way. The S.E. 260<sup>th</sup> Street right-of-way forms a physical boundary for the Site and can accommodate vehicular and pedestrian access and connections to the Site and adjacent areas.

To the west, the Lake Wilderness Trail lies immediately adjacent to the Site. The Trail forms a physical boundary of the Site and provides pedestrian access to Lake Wilderness Park, Lodge, Arboretum, community buildings, and residential neighborhoods.





To the north, the Site is bordered by an established single-family neighborhood (Lake Forest Estates).

### 3.1.5 Potential Implications

Given its proximity to Lake Wilderness, the Site provides an excellent opportunity to directly enlarge and enhance the collection of civic uses that lie within the Lake Wilderness area (e.g., Lake Wilderness Park, Lodge, and Arboretum; the Greater Maple Valley Community Center; the Maple Valley Regional Library; etc.). Accordingly, development on the Site can enhance an existing central, community-oriented precinct within the fabric of the City. Similarly, the Rock Creek Open Space is a use that may be potentially connected to the Site in some way.

Occupants of existing residential developments to the north and west are likely frequent users of the Site, as are those from the school district site to the east.

### 3.1.6 Access

Access can be provided by Maple Valley Highway (SR-169) on the east (vehicular and non-motorized), the S.E. 260<sup>th</sup> Street right-of-way on the south (vehicular and non-motorized), and the Lake Wilderness Trail on the west (non-motorized). Accordingly, the Site can be understood as having two widely divergent forms of access and visibility. Maple Valley Highway can provide access and visibility from a regional, primarily vehicular route that transects the City. Conversely, the Lake Wilderness Trail can provide non-motorized access and visibility from a local, informal, non-motorized facility that transects the City (see map, "Site in Relationship to Existing Public Facilities and Public/Private Open Space System", page 33).

### MAPLE VALLEY HIGHWAY

Maple Valley Highway (SR-169) is a moderately busy State highway with current daily volumes of 12,000 to 14,000 trips traveling at speeds typically between 40 and 50 miles per hour.

Maple Valley Highway provides potential for direct access to the Site. The safest point of access to the City from this route may be directly opposite the Tahoma School District entry drive.

Given potential visibility by a significant number of passing local and regional travelers, this portion of the Site provides the potential to create a highly recognizable "front door" as well as a potential setting for a highly visible, regionally-significant civic presence within the City.





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#### S.E. 260TH STREET RIGHT-OF-WAY

The S.E. 260<sup>th</sup> Street right-of-way offers the potential to link the "regional face" of the Site along Maple Valley Highway with the "local face" of the Site along the Lake Wilderness Trail. It also allows for the provision of potential vehicular, pedestrian, or bicycle connections to the Lake Wilderness Trail as well as potential pedestrian connections to single-family residences further west of the Site.

Provision for access to the uses adjacent to the southern boundary of the Site will require improvements to the S.E. 260<sup>th</sup> Street right-of-way. In addition to enhancing the appearance of the southerly edge of the Site, such improvements could provide additional east/west vehicular and pedestrian connections within the City as a whole. Further, there is potential to develop connections south to S.E. 264<sup>th</sup> Street along an existing north/south right-of-way directly south of the Site (235<sup>th</sup> Avenue S.E.).

Assuming that the S.E. 260<sup>th</sup> Street right-of-way will be improved, development standards for the adjoining land to the south may need to be considered to ensure an appropriate interface with the Site. The character of improvements to and development along S.E. 260<sup>th</sup> Street will set the tone of the entry sequence into the southerly portions of the Site. Accordingly, they may require careful consideration in terms of development standards.

# **LAKE WILDERNESS TRAIL**

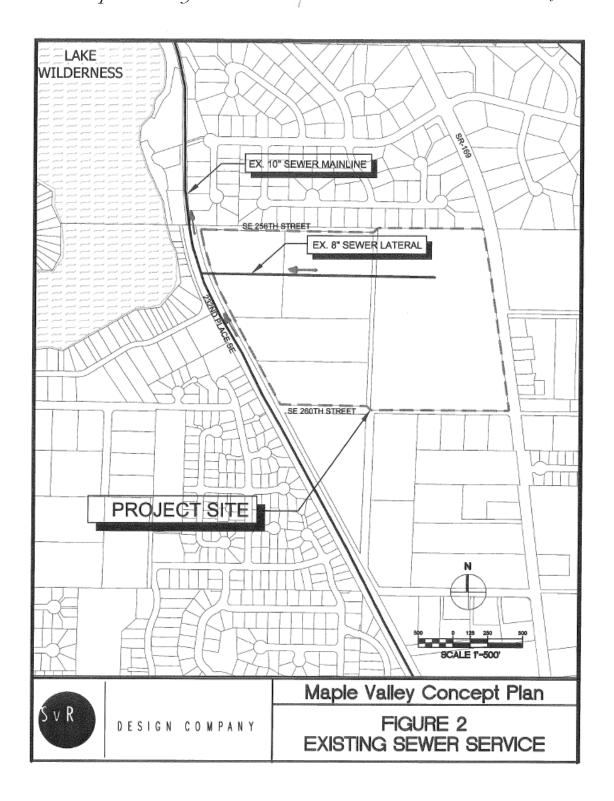
The Lake Wilderness Trail can be considered an existing "pedestrian main street" that connects public and private uses found on the Lake Wilderness side of the Site. Accordingly, it can provide vital and easily recognizable pedestrian and bicycle entry routes to the westerly portions of the Site.

The Lake Wilderness Trail offers an opportunity to provide a second, local "front door" to the Site.

# 3.1.7 Existing Infrastructure

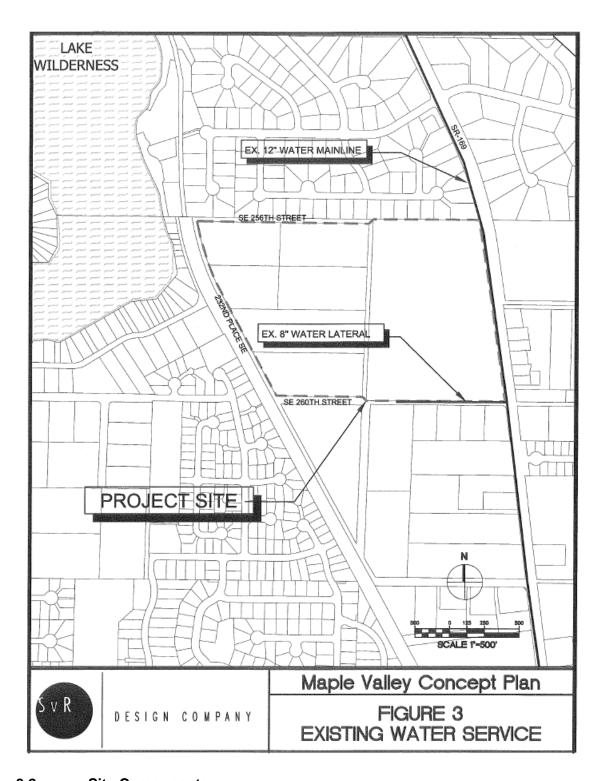
Existing infrastructure surrounding and potentially serving the Site is described in "Existing Sewer Service" and Existing Water Service", pages 34 and 35.











# 3.2 Site Components





The existing topography subdivides the Site into several different precincts. From east to west, these include: (1) the Eastern Frontage, (2) the Eastern Slope, (3) the Big Leaf Maple Community, (4) the Western Plateau, (5) the Western Slope, and (6) the Northern Ridge (see maps, "Potential Primary Development Zones" and "Priority Preservation Zones," pages 39 and 40).

# 3.2.1 Eastern Frontage

This area of the Site is comprised of an approximately 7-acre level, triangular frontage. It lies adjacent to Maple Valley Highway and is somewhat separated from the remainder of the Site by a pronounced, diagonal, north/south slope. The Eastern Frontage is the portion most visible to vehicular users.

# **KEY CHARACTERISTICS**

Traffic associated with Maple Valley Highway generates substantial noise on a 24-hour basis, with concentrations for approximately 14 hours per day. This noise potentially limits quiet or passive uses of the Eastern Frontage.

Single-family residences lie to the north of the Eastern Frontage. Accommodation will need to be made for the residential area to address "buffering" from the visual and sound impacts of unwanted access from new uses in the area.

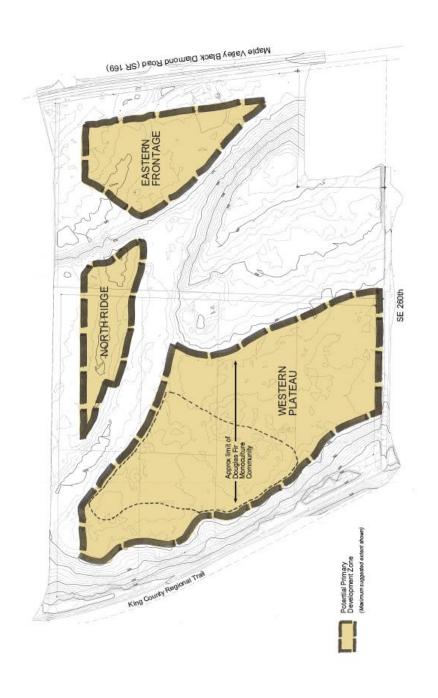
Commercial/light industrial uses lie to the south of the Eastern Frontage, which are also potential uses of the Site. The uses should be buffered to protect from visual and sound impacts, while at the same time, promoting user connections. There may be a need to enhance the frontage of the property immediately south of the Site to extend the visual character of the Site at this location.

The existing terrain forms a level triangular "platform" that is raised two to four feet above Maple Valley Highway. The existing natural drainage is to the northwest and southeast from a high point in the center of the "platform," and the drainage patterns can be used and enhanced.

The area has potential for early to late morning sun exposure and limited afternoon exposure due to slope and vegetation to the west. The Site is protected from inclement southwesterly winds by the slope and by trees to the west. Selective clearing will be necessary to develop









# PRIORITY PRESERVATION ZONES



Maple Valley Place
CAC Report to City Council

Insert Potential

pleasant, sunny spaces and afternoon sunlight that penetrates the forested slope to the west and to provide pleasant dappled light.





A mature second growth forest community, including an approximately 200-foot wide band of Douglas Fir-dominant growth is immediately adjacent to Maple Valley Highway. The remainder of the area is occupied by a mixed coniferous/hardwood community that has significant understory complexity and some grass clearings. Forest cover in this area is a structurally and visually complex forest ecosystem and has some habitat value. This complexity of existing vegetation provides opportunities for selective removal while maintaining the integrity of the overall forest structure.

Views are heavily impacted and limited by existing vegetation and landform. Selective clearing, pruning, and related replanting can develop and focus views from Maple Valley Highway into this area as well as into the western portion of the Site and beyond. Given selective clearing to develop long views from the south, the proximity of this area to Maple Valley Highway provides opportunities to visually "market" the Site and to establish identity.

# 3.2.2 Eastern Slope

The Eastern Frontage, described above, is bounded to the west by a pronounced slope having a height that varies from 10 to 35 feet, and a gradient of 8 percent or more. The Eastern Slope essentially subdivides the Site into two major districts. The terrain of the Eastern Slope allows opportunities to "slip" paths and roads through the existing topography to western portions of the Site. Portions of the slope are Americans With Disabilities Act (ADA) accessible.

# 3.2.3 Big Leaf Maple Community

The Big Leaf Maple Community is a feature that offers a unique opportunity and requires careful attention.

Located in the south-central portion of the Site, the area is occupied by a mature Big Leaf Maple-dominant community that is characterized by substantial plant diversity and an uncommon spatial, physical character provided by a high, arching, well-developed forest canopy.

# 3.2.4 Western Frontage

The Western Frontage is comprised of a level, approximately 8-acre area that occupies the southwest corner of the Site adjacent to the S.E. 260<sup>th</sup> Street right-of-way. The land south of S.E. 260<sup>th</sup> Street is currently used for outdoor storage and light industrial businesses.

#### Key Characteristics





The area is underlain by relatively level terrain that extends north to a swale near the northerly boundary of the Site. The area does not exhibit an obvious natural drainage system; natural drainage patterns need clarification and enhancement. Gradual slope to the east and north provide the potential to "slip" paths and roads into the terrain with minimal visual impact. However, where the Site is very level, the visual impact of roads and paths will need careful consideration. The majority of the terrain is "easy" in terms of providing ADA accessibility.

The area has potential for late morning and afternoon sun exposure, while landforms and trees limit early morning and late afternoon sun exposure. The Western Frontage is protected from northerly winds by intervening landforms and vegetation. However, it is not protected from inclement southwesterly winds. Given selective clearing, there is an opportunity to orient new development to the sun and to provide pleasant, sunny spaces on the Site. Given the lack of existing vegetation to the south, there may be a need to protect new improvements from inclement southwesterly winds and weather. Late afternoon and early morning light penetrating through the forest onto the Site will provide pleasant dappled light.

The Western Frontage is occupied by two variants of a mature, second-growth, predominantly Douglas fir forest community. The Douglas fir monoculture community that occupies the western portion of this area has limited species and age diversity. The Douglas fir-dominant community that occupies the eastern portion of the Western Frontage has significant species and age diversity. The visual and structural complexity of the existing forest cover enhances opportunities for selective clearing while maintaining the overall high integrity of the forest structure. Nonetheless, the potential for storm blow-down of existing trees, due to exposure to the southwest winds, will require evaluation.

Views from this area are heavily impacted by existing vegetation and landforms to the east and by adjoining use to the south. Selective clearing and pruning can provide long views into the area, thereby enhancing its apparent size and depth. Future development to the south will impact the character of views.

Access to the Western Frontage can be provided via S.E. 260<sup>th</sup> Street, the Lake Wilderness Trail, and inter-Site networks.

# 3.2.5 Western Slope

The Western Slope is a north/south Slope that marks the extreme western boundary of the Site. It provides potential views to the west over Lake Wilderness and single-family residences lie to the west of the Western Slope. Limited and periodic long views into the Site are possible when traveling northbound on Lake Wilderness Trail. The western-most portion of the Western Slope is steep and includes gradients of 20 percent or more. Provision of ADA access between the Site and the Lake Wilderness Trail likely will require extensive grading and switchbacks.

#### 3.2.6 Northern Frontage





The Northern Frontage is comprised of a level area that is bounded by a shallow swale to the south and the existing residential uses abutting the property line to the north. Vehicular routes do not serve the area at this time. Thus, access to this portion of the Site will need to be accommodated by an internal Site circulation system.

# Key Characteristics

The underlying terrain is relatively level and is bounded on the south by a shallow swale where transitional gradients are approximately 12 percent. The swale provides a natural drainage system that exists to the north. The gradual slope associated with this area provides the potential to slip paths and roads into the existing topography with minimal visual and physical impact to the surrounding landscape. However, where the terrain is very level, the visual impact of the roads and paths will need careful consideration. The Northern Frontage is "easy" in terms of providing ADA accessibility.

Given the existing forest cover, selective clearing will be required to develop existing potential for late morning and afternoon sun exposure for new development and open spaces. Protection from inclement southwesterly winds is provided by landforms and existing vegetation.

Generally, the Northern Frontage is occupied by a maturing, second-growth forest community composed of a monoculture of Douglas fir having limited species and age diversity. The eastern and southern portions of the Northern Frontage are similarly occupied by Douglas fir, but have significant species and age diversity. The swale includes a western red cedar sub-community that provides visual "landmarks" within the Site. Clearing for open space and development could be accommodated in the monoculture forest area. The visual and structural complexity of the overlying forest communities provides opportunities for selective removal of trees and vegetation while maintaining the integrity of the overall forest structure. Nonetheless, storm blow-down of remaining trees will require careful evaluation where clearing is to be considered.

The potential for views is heavily impacted and limited by existing vegetation, adjoining development, as well as adjacent landforms. Selective clearing and pruning can develop long views into and from the Northern Frontage, thereby enhancing apparent size and depth.

Access to the Northern Frontage must be accommodated via an internal road and/or trail system. Circulation routes must be planned and designed in a manner that acknowledges and respects the overall informal and natural characteristics of the Site.





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#### 4. GUIDING GOALS AND PRINCIPLES

Following are overriding goals and principles to be pursued during the planning, design, implementation, and maintenance of improvements to the Site. These general goals and principles are supplemented by more specific visions for particular Key Uses that are identified and discussed in Chapters 5 and 6.

# 4.1 Creation of a Legacy

#### Goal

Create a significant, vibrant, and welcoming gathering place that embraces and focuses the spirit of the community and that forms an exceptional civic landmark that will stand the test of time and be a source of pride for present and future citizens of the City of Maple Valley.

# **Principles**

Planning, design, and implementation of improvements to the Site must address the following principles:

- 1. Establish and pursue an overall conception that considers what the Maple Valley community will be like 10, 20, and 50 years from now.
- 2. Ensure the long-term success of the Site by including only uses or improvements that are both significant to the whole community and economically viable.
- 3. Value the quality of experiences provided on the Site over the quantity of experiences that are provided.
- 4. Widen the range of social and cultural activities available to present and future residents of the City and provide a multiple-focus place that affords a mix of uses that address a wide range of interests.
- 5. Establish a framework of natural open spaces that are enlivened and activated by an integrated mix of civic, cultural, recreational, and other uses.
- 6. Address the needs and interests of all members of the community in an "age-inclusive" and "ability-inclusive" manner.
- 7. Provide uses and experiences that complement and supplement uses and experiences associated with Lake Wilderness Park, the Lake Wilderness area, and the whole City.





# 4.2 Social and Cultural Goals and Principles

#### Goal

Build upon the existing sense of community by enhancing social interaction and expanding the range of cultural activities and opportunities for all citizens of Maple Valley.

# **Principles**

Planning, design and implementation of improvements to the Site must address the following principles:

- 1. Create a place where people can gather to play, work, govern, shop, eat, and "feel the heartbeat of the City".
- 2. Attract and accommodate a wide range of cultural opportunities and events that address the interests of the whole community.
- 3. Encourage and accommodate family activities, gatherings, and outings.
- 4. Promote the safety and well being of visitors to the Site.

# 4.3 Civic Goals and Principles

# Goal

Create a primary gathering place that is a focal point, a civic center and a meeting place for the whole Maple Valley community. Additionally, enhance the identity of the City of Maple Valley and distinguish the image of the City within the Puget Sound region.

# **Principles**

Planning, design, and implementation of improvements to the Site must address the following principles:

- 1. Create a significant civic and cultural center as well as an inviting and enjoyable recreational destination.
- 2. Provide a social focus for the Maple Valley community and ensure that it is well connected to people as well as to public and private uses comprising its immediate surroundings and the City as a whole.
- 3. Include a new City Hall to ensure implementation of the vision of establishing the Site as the center and heart of the City.





# 4.4 Environmental Goals and Principles

#### Goal

Ensure that the Site is a model of environmentally responsible planning and design that can serve as an example for future development within the City.

# **Principles**

Planning, design, and implementation of improvements to the Site must address the following principles:

- 1. Respect the natural character and feeling of the Site and ensure that the existing physical and environmental qualities of the Site are a primary influence on the conception of development within it.
- 2. Carefully balance protection of environmental resources with the introduction of new, sensitively designed development and improvements.
- 3. Respect the natural beauty and tranquility of the Site and highlight the unique environments and natural elements that comprise it.
- 4. Ensure that the design of architectural and site improvements is sensitive, inspired, and inspiring.

# 4.5 Economic Goals and Principles

# Goal

Include commercial, retail and other uses to develop mutually beneficial relationships that enhance and support adjacent, on-site public uses. Additionally, consider uses that generate revenue for the City of Maple Valley or that stimulate appropriate private development on adjacent property.

# **Principles**

Planning, design, and implementation of commercial, retail, and other improvements within the Site must address the following principles:

- 1. Ensure that commercial, retail, and other uses are consistent with the overall vision and plan for the Site.
- 2. Develop mutually beneficial physical, social, and economic relationships with other civic, cultural, and recreational uses that comprise the Site.
- 3. Share common resources (e.g., utilities, parking facilities, vehicular, and pedestrian ways) with other civic, cultural, and recreational uses included on the Site.
- 4. Strive to retain ownership of the underlying land when commercial, retail, and other uses are incorporated on the site.





# 4.6 Connectivity Goals and Principles

#### Goal

Provide physical connections to nearby natural areas and public uses as well as to adjacent population and activity centers.

# **Principles**

Planning, design, and implementation of improvements to the Site must address the following principles:

- 1. Link the Site, via the Lake Wilderness Trail, to Lake Wilderness Park and the Lake Wilderness Lodge as well as to other public and private uses that comprise the Lake Wilderness area.
- 2. Link the Site to adjacent open spaces and natural areas (e.g., the Rock Creek Open Space area) as appropriate.
- 3. Enhance development of east-west pedestrian and vehicular connections (e.g., SE 260<sup>th</sup> Street) within the City wherever possible.

# 4.7 Implementation Goals and Principles

# Goal

As the plan for the Site is implemented, ensure that planning and design of all improvements is consistent with the vision for the Site as well as with these Guiding Goals and Principles. Additionally, consider the Site as an evolving place that can incorporate unforeseen opportunities that are consistent with its Guiding Goals and Principles.

#### **Principles**

Planning, design, and implementation of improvements to the Site must address the following principles:

- 1. Supplement or amend the plan if required to address unforeseen opportunities that are consistent with the Guiding Goals and Principles for the Site.
- 2. To ensure continuity in the physical evolution of the plan and the design of the Site, provide continuing and consistent review of proposed improvements or plan amendments by a third party planning and design professional.
- 3. Ensure that the plan for the Site can be implemented in coherent and compatible phases of development.
- 4. Include an early phase of low cost improvements to "occupy" the Site, to discourage inappropriate, transient use and to exhibit commitment to the vision of the Site.
- 5. Consider only high quality, economically viable uses for inclusion within the Site.
- 6. Pursue high quality design, construction materials, and maintenance provisions.





7. Ensure that maintenance provisions are appropriately addressed during the planning and design of improvements to the Site.





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# 5. NATURAL AREAS: VISIONS AND KEY USES

The overall vision for the Site includes several natural areas as described below.

These areas have been identified, in a preliminary manner, in the discussion of Site Components in Section 3.2 above. They include: (1) the Big Leaf Maple Community in the south-central portion of the Site adjacent to SE 260th Street; (2) the Douglas Fir Community that covers the Western Slope adjacent to the Lake Wilderness Trail; (3) the Douglas Fir Community that occupies the Northern Plateau adjacent to residential uses at the north-central portion of the Site; and (4) the Douglas Fir Community that covers the Eastern Slope which parallels Maple Valley Highway in the eastern portion of the Site (see "Landscape Units", page 53).

Acknowledging that the precise boundaries of these areas will be the focus of further, more detailed study, plans for the Site must include natural areas that are substantially consistent with those identified in Section 3.2.

#### 5.1 Overall Vision

#### 5.1.1 Natural Areas

A substantial portion of the Site shall be comprised of natural areas that are intended to preserve the physical, visual, and ecological characteristics of existing, well-developed forest communities. As appropriate, these areas may be treated as informally or formally designated open space.

# 5.1.2 Preservation

Some or all of the natural areas included on the Site shall preserve tangible examples of the rural heritage of the City and protect the natural beauty and tranquility that they contribute to the existing character of the community. Additionally, they shall preserve existing ecological functions and wildlife habitats as well as provide educational and passive recreational opportunities for Maple Valley citizens.

Accordingly, improvements provided in natural areas must be limited to those modifications that enhance enjoyment of the immediate area and/or support appropriate educational or passive recreational use. Additionally, the design of such improvements must be respectful of, and compatible with, their surroundings and be "low-impact" in physical character.

# 5.2 Visions for Natural Areas and Related Key Uses

Visions for specific natural areas to be included within the Site as well as key uses and improvements to be accommodated within them are identified below.



# 5.2.1 Big Leaf Maple Community

#### Vision

The Big Leaf Maple Community shall provide opportunities to experience and enjoy an uncommon, if not unique, forest community. In addition to allowing direct experience of the natural character as well as the inherent tranquility and beauty of this portion of the Site, this area can provide interpretive or educational opportunities associated with a very special forest community.

# Key Uses and Improvements

The Big Leaf Maple Community shall address natural resource preservation and accommodate passive recreational and environmental education/interpretation use.

Improvements included within the Big Leaf Maple Community should include walking, hiking and interpretive trails as well as appropriate interpretive pavilions and/or pedestrian shelters.

# 5.2.2 Western Slope

#### Vision

The forested Western Slope must continue to provide the natural character it presently contributes to the southeasterly portion of the adjacent Lake Wilderness area. Additionally, it shall provide a distinctive landscape edge that defines the western border of the Site and buffers the Site from the Lake Wilderness Trail.

#### Key Uses and Improvements

The Western Slope preserves natural resources, provides a landscape buffer and accommodates passive recreational use.

Improvements included within the Western Slope should include walking and hiking trails as well as strategic connections to the Lake Wilderness Trail.

#### 5.2.3 Northern Plateau

#### Vision

The Northern Plateau shall provide a significant buffer between the Site and single-family residences to the north. Additionally, it shall provide experience of the natural character as well as the inherent beauty and tranquility associated with this portion of the Site. Further, this area can provide interpretive or educational opportunities associated with the overlying Douglas Fir Community. Insert "Landscape Units" Foldout here









# Key Uses and Improvements

The Northern Plateau preserves natural resources, provides a landscape buffer and accommodates passive recreational uses as well as environmental education and interpretative use.

Improvements included within the Northern Plateau should include walking, hiking, jogging, and interpretive trails as well as appropriate interpretive pavilions and/or pedestrian shelters.

# 5.2.4 Eastern Slope

#### Vision

In addition to contributing to the existing natural and visual character of the Douglas Fir Community, the Eastern Slope shall provide a prominent landscape edge and a natural landscape background to uses that are located adjacent to Maple Valley Highway.

# Key Uses and Improvements

The Eastern Slope preserves natural resources and provides a landscape edge or buffer.

Improvements included within the Eastern Slope should include pedestrian trail connections.





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#### 6. RECOMMENDED DEVELOPMENT AREAS

The Maple Valley Place CAC makes the following recommendations and emphasizes, in the strongest possible manner, that this overall vision is not only a series of recommendations but nothing less than the highest and best use for the Site; in effect, a strong blueprint for any future development activities. The CAC is absolutely convinced that identified below are the key components necessary for successful development of Maple Valley Place. The CAC encourages the Maple Valley City Council to incorporate them in any site development decisions.

This blueprint includes a variety of key architectural, site, and circulation improvements that are identified and described in Sections 6.2, 6.3, and 6.4. General locations for such improvements have been identified in a preliminary manner and have been noted in the discussion of Potential Primary Development Zones in Section 3.2. Noting that the precise boundaries of these areas will be the focus of further, more detailed study, plans for the Site should locate architectural, site, and circulation improvements identified below within areas that are substantially consistent with those identified in Section 3.2.

# 6.1 Vision

The vision presented here is a unified one, embraced by every member of the CAC, developed over a four-year period with multi-disciplinary review of all aspects of the Site. The CAC is proud to present its vision to the City Council. The CAC strongly believes this vision will stand the test of time, providing the City a strong foundation upon which to truly construct a Legacy project, valuable to our current residents and for future generations.

The specific components presented below comprise the significant elements that need to be incorporated into a Master Site development plan. They may not all be realized in full, but each aspect described will contribute to maximizing the value and realizing the highest potential for the Site.

# 6.2 Phasing

The Site presents such a wealth of opportunity for the City and the components outlined below provide such great promise, nonetheless, a realistic schedule, sustainable and achievable, needs to be implemented. It would be tragic, from CAC perspective, if expectations ran so high that incremental progress consistent with the development process and financing were seen as anything less than successful.

Therefore, the CAC recommends the City adopt a program that incorporates phasing into the overall project development scheme. Early physical changes to the Site will include maintaining designated natural areas, grooming trails, planning and implementing frontage improvements and infrastructure, providing access to the King County trail system, and moving forward on a preliminary design for City Hall.





# 6.3 Development Elements

# 6.3.1 Creation of a Community Gathering Place

In addition to taking advantage of its location in a quiet, peaceful portion of the City, the Site should form an animated and dynamic hub of community activity that provides a much needed "village atmosphere" for the community. It should form a true civic, cultural, and social gathering place for the citizens of Maple Valley.

To create such a gathering place, the Site shall include a variety of civic, cultural, recreational, and other related uses as identified below. These uses shall be assembled and interrelated to form distinctive, busy, and lively meeting places that focus the vitality of the Maple Valley community. Additionally, the uses shall create a formal civic center that provides a principal venue for significant civic gatherings within the City, as well as a highly identifiable civic presence that announces that "this is the heart of Maple Valley."

# 6.3.2 Connections to the Lake Wilderness Area

As the adjacent Lake Wilderness Area is already occupied by a significant array of public or community facilities and open spaces, the Site will form an extension of an existing network of public facilities and open spaces. The community-gathering place envisioned for the Site shall function as an active contributor to a community amenity that is grander than the Site itself. Accordingly, the architectural facilities, the pedestrian and informal open spaces, and the pedestrian walks and bicycle routes that comprise the Site shall be located and designed to enhance physical and functional connections to nearby uses and to form a larger integrated system of community use. In this context, Lake Wilderness Trail can provide a significant opportunity to form a local "pedestrian main street" that connects the Site with the surrounding Lake Wilderness area.

# 6.3.3 Key Architectural Facilities and Related Visions

Visions for Key Architectural Facilities to be included within the Site, as well as related characteristics or accommodations to be provided by them, are identified in the following discussion.

# 6.3.4 City Hall

Vision

The CAC cannot emphasize strongly enough the importance and need for the Site to include City Hall as one of the very first developmental features. This is a lynchpin





recommendation, upon which the Site can either succeed or fail. Such is the importance the CAC attaches to this recommendation.

City Hall will serve as an anchor for the Site. It is the City's home. It will set the tone and inspiration, providing a catalyst for the entire Site. Given the substantial activity, energy, and civic presence that a new City Hall would bring to the Site, inclusion of this facility will significantly assist in achieving the overall vision of establishing the Site as the civic and social center of the City.

City Hall shall be a lively, community-oriented hub rather than a static place for conducting routine business with the City. It shall be a significant focus for formal community events as well as an inviting, people-friendly place where all citizens will feel comfortable, welcome, and encouraged to "hang out". Accordingly, City Hall should include spaces where people can informally gather (e.g., a formal yet comfortable room similar to a traditional hotel lobby) in addition to spaces typically required by City government. To further enhance the energy and activity associated with City Hall, its site should be considered as a potential location for related office uses.

#### Related Characteristics or Accommodations

City Hall should include: (1) lobby/reception area; (2) community-gathering space; (3) meeting rooms; (4) City Council accommodations including Council chambers and study/executive session room; (5) accommodations for administrative municipal departments including space for expansion; and (6) adjacent exterior spaces that allow interior uses to extend outside.

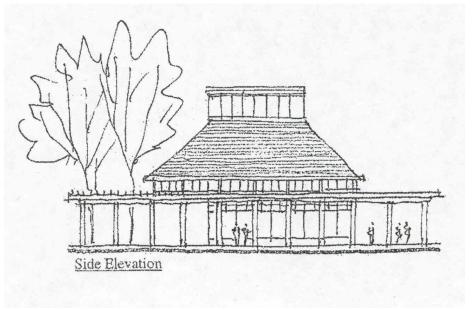
# 6.3.5 Community Living Room

#### Vision

Inclusion of a Community Living Room or community building will also assist in creating a significant and lively civic and community presence within the Site. Specifically, such a facility would provide a relaxed and comfortable indoor gathering place for residents or local groups. Additionally, it would provide an identifiable location for an information center that offers visitors an introduction to the City of Maple Valley and/or to the Site (see "View of Community Building", page 58).







Related Characteristics or Accommodations

The Community Living Room should be accessible to all and designed to accommodate a variety of informal daytime and evening gatherings. It should include a comfortable "Great Room," outdoor space that allows interior uses to extend outside as well as visitors' information and orientation facilities.

# 6.3.6 Community Meeting Hall and Performance Center

#### Vision

Inclusion of a Community Meeting Hall and Performance Center would create a formal meeting place and cultural center for the community. In addition to providing a venue for large public gatherings such as lectures or Town Hall Meetings, it would create a regional destination that draws visitors to the City of Maple Valley and that expands opportunities for the community to experience and to participate in the performing arts.

#### Related Characteristics or Accommodations

The Community Meeting Hall and Performance Center should include a fixed-seat auditorium with stage. Its lobby should be conceived as a potential exhibition space that is supplemented by ancillary "break-out" space. The performance component should be developed in consideration of community interests, especially those of existing performing groups, as well as available funding and operational opportunities.

#### Related Characteristics or Accommodations





To accommodate outdoor meetings, gatherings, and performances, a small-scale, exterior amphitheater should be considered as a component of this facility.

# 6.3.7 Community Recreation Center

#### Vision

Inclusion of a Community Recreation Center within the Site will significantly increase opportunities for indoor recreational activity by a variety of community groups. In addition to providing an additional location for the community to meet and play, it will significantly enhance the function of the Site as a community gathering place by encouraging evening and weekend use, especially during the winter months.

#### Related Characteristics or Accommodations

The specific program for the Community Recreation Center should be developed in consideration of community interests, similar existing or proposed facilities at other locations within the City, as well as available funding and operational opportunities. Activities to be considered include court games such as basketball and volleyball, and/or a swimming pool.

#### 6.3.8 Destination Restaurant

# Vision

A Destination Restaurant that serves the local community and creates a regional destination that draws visitors to the City of Maple Valley and to the Site will significantly enhance use and activity associated with the Site, especially during evenings and weekends.

In addition to providing a first class dining facility for the community, the Destination Restaurant should be considered in terms of serving patrons of the Community Meeting Hall and Performance Center as well as clients and employees of City Hall.

# Related Characteristics or Accommodations

The Destination Restaurant should emphasize and take advantage of its location at a special, if not unique, place within the City of Maple Valley. Accordingly, its design should be compatible with the Site environment, especially its immediate surroundings; and supporting facilities such as parking or service accommodations should be carefully incorporated into this context.

#### 6.3.9 Trailhead

Vision





A trailhead that provides pedestrian and bicycle connections between the Site and the Lake Wilderness Trail will significantly assist in linking the Site to nearby natural areas and public uses as well as to adjacent population and activity centers.

#### Related Characteristics or Accommodations

The Trailhead should include an information kiosk, rest facilities, and parking.



Primary Trail



#### 6.3.10 Office Use

#### Vision

Inclusion of office uses will assist in the creation of the lively "village atmosphere" that is envisioned for portions of the Site. Specifically, offices that address the daily needs of community members, "incubator spaces" or shared-resource office suites that serve local professionals, or similar





accommodations, will further animate the Site by drawing additional users and expanding the range of services and activities available on the Site.

When provided, such uses should expand upon the activity centers created by key uses such as City Hall. Additionally, they should create, physically define, and functionally activate outdoor gathering places such as plazas or courtyards that enhance the local sense of place and activity.

# Related Characteristics or Accommodations

Office uses included on the Site should be physically and visually compatible with the overall character of the Site as well as the immediately surrounding context. The design of signage, service provisions, and associated parking should be carefully considered and controlled.

#### 6.3.11 Commercial/Retail Use

#### Vision

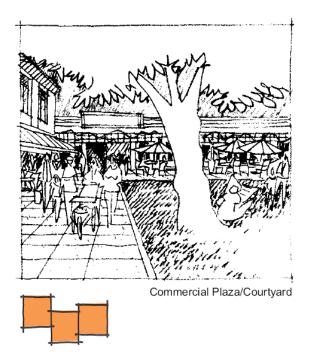
Inclusion of small-scale commercial or retail uses that complement and support primary key uses will enhance enjoyment of the Site and further animate gathering places provided within the Site. Specifically, uses such as bicycle rentals, cafes, and "picnics-to-go" will provide additional amenities that serve visitors and recreational users of the Site, employees and clients of City Hall, or the Community Meeting Hall and Performance Center, as well as users of the Trailhead and Lake Wilderness Trail.

When provided, such uses should be located and designed to support adjacent key uses and to assist in the formation and animation of outdoor spaces such as plazas, exterior terraces, or courtyards.

Drive-through uses or uses appropriately found in areas such as Four Corners or Wilderness Village are not included in this vision.







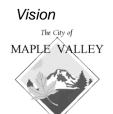
#### Related Characteristics or Accommodations

Commercial or retail uses included on the Site should be physically and visually compatible with the overall character of the Site, as well as the immediately surrounding context. The design of signage, service provisions, and associated parking should be carefully considered and controlled.

One of the charms of Maple Valley is that its highways and arterials are not blighted by rampant commercial and retail development. Such "strip" development is characteristic of many suburban and rural communities and is extremely difficult to change once it is in place. Four Corners and Wilderness Village are already healthy community retail centers, and appropriate retail and commercial uses should be focused in those locations. Thus, commercial uses at the Site should be selected carefully to avoid contributing to any type of retail sprawl.

Potential commercial activities that will not conflict with this strategy include uses that will directly serve other uses on the Site, such as bicycle rentals, a destination restaurant, and offices that would benefit from the proximity to the City Hall and community spaces.

# 6.3.12 Other Potential Uses





The Site can be an appropriate location for other uses that address social and cultural goals for the Site or that provide a source of income for the City of Maple Valley.

An example of the former type would be an institutional use such as a community college "branch campus". Such use could enlarge the range of social activity and cultural opportunity available to the Maple Valley community and play a significant role in establishing the Site as a civic center and meeting place. Further, it could enhance the vitality of other key uses included on the Site.

An example of the latter type would be owner-occupied residential development. In addition to providing a source of income to the City, such use can provide a model of environmentally sensitive planning and design to serve as an example for other residential development within Maple Valley.

#### Related Characteristics or Accommodations

Uses such as those identified above that are included within the Site must be consistent with the overall vision for the Site, as well as these Guiding Goals and Principles. Further, they must form an integral component that is functionally and visually related to proposed development on the Site as well as existing development off the Site. Additionally, they should respect the natural character of the Site, clearly respond to their immediate surroundings, and exhibit high quality in site and architectural design, construction materials, and maintenance provisions.

# 6.4 Key Open Space Improvements and Related Visions

Visions for Key Open Space Improvements to be included within the Site, as well as related characteristics or accommodations to be provided by them, are identified in the following discussion.

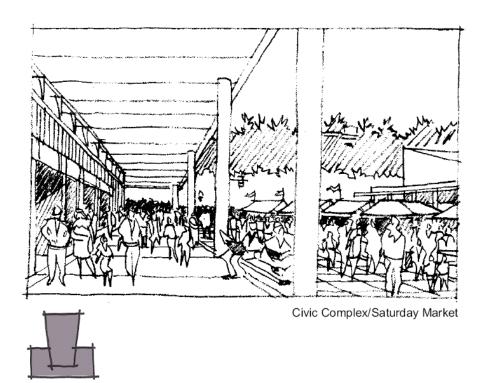
#### 6.4.1 Civic Green

#### Vision

Creation of a Civic Green on the Site will provide a significant and much needed venue for outdoor civic and community gatherings within the City of Maple Valley. Specifically, it will provide a prominent and memorable, landmark open space that creates a forum where citizens can gather in large groups or "stand on a soapbox and speak their piece". Additionally, it can enhance the civic presence of key uses such as City Hall.







# Related Characteristics or Accommodations

In addition to providing for outdoor civic functions and meetings or gatherings, the Civic Green should be conceived in terms of accommodating special or seasonal events (e.g., festivals, art shows, craft shows) and/or a Saturday Market.

# 6.4.2 Pedestrian Open Space

#### Vision

Inclusion of a variety of pedestrian open spaces will enhance the character of the Site by providing comfortable and enjoyable on-site destinations that contribute to the sense of place and form gathering spaces that encourage people to meet and interact.

When provided, such spaces should be conceived in relation to, and defined by, surrounding buildings to form outdoor places and extensions of adjacent uses. They should be comprised of specialized paving, pedestrian lighting, and site furnishings, as well as well-maintained lawns and landscaping.

#### Related Characteristics or Accommodations





Pedestrian open spaces should also be considered as potential locations for small-scale special or seasonal events (e.g., festivals, art shows, craft shows). Additionally, as appropriate, they should include small-scale play areas for children.

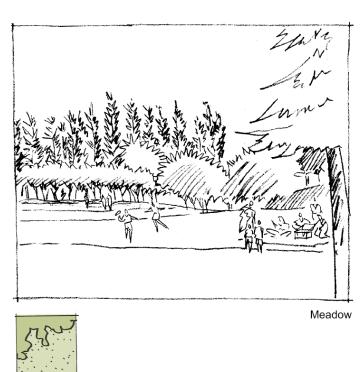
# 6.4.3 Informal Open Space

## Vision

In addition to enhancing enjoyment of the natural characteristics of the Site, inclusion of informal open spaces within the Site will encourage and accommodate informal, active recreational use such as pick-up soccer games, outdoor gatherings, family picnics and passive recreational uses such as sitting and sunbathing. More importantly, they will provide additional venues for the community to meet and gather.

Such spaces should be conceived as maintained large-scale open spaces or meadows that establish memorable outdoor places, accommodate informal use, and provide visual contrast to the forested areas that will characterize portions of the Site. They should have an informal,

"naturalized" landscape character; and they should be dimensioned to accommodate appropriate active, but informal, recreational use.



## Related Characteristics or Accommodations





Informal Open Spaces should include picnic shelters (similar to those located at Lake Wilderness Park) and related recreational amenities.

# 6.5 Key Circulation Improvements and Related Visions

Visions for Key Circulation Improvements to be included within the Site, as well as related characteristics or accommodations to be provided by them, are identified in the following discussion.

## 6.5.1 Pedestrian Circulation

## Vision

Creation of an integrated pedestrian network on the Site will provide for safe and convenient access to all portions of the Site. Additionally, such a network, comprised of sidewalks, jogging, hiking, and interpretive trails, as well as par course amenities, will enhance enjoyment of adjacent natural and improved landscapes, create recreational opportunities, and provide an added, informal, setting for social interaction.

Such a pedestrian network will enhance links to nearby population centers and activity centers and reduce automobile use by extending access from the Lake Wilderness Trail into the Site. Similarly, this network can provide links between the Lake Wilderness Trail and nearby areas such as the Tahoma School District property or the Rock Creek Open Space Area.

## Related Characteristics or Accommodations

To address the needs of users, the pedestrian network should include appropriately located rest facilities as well as routes meeting ADA requirements. Where appropriate, it should also be activated by picnic shelters or similar pavilions that provide "landmarks" or destinations serving visitors to the Site.

## 6.5.2 Bicycle Circulation

## Vision

Inclusion of a bicycle route or network will provide an additional form of access to significant on-site uses and activities. Such a network will provide an additional recreational use, enhance enjoyment of natural and improved landscapes comprising the Site, and allow visitors to travel to and within the Site without the use of a car. In the latter capacity, the bicycle network can connect to the Lake Wilderness Trail, via the trailhead, or to other bicycle trail opportunities as appropriate.

## Related Characteristics or Accommodations

The bicycle network should include amenities such as bicycle racks and/or lockers to serve bicyclists visiting or working on the Site.





To minimize impact to the Site, appropriate segments of the bicycle network should be located adjacent to vehicular routes.

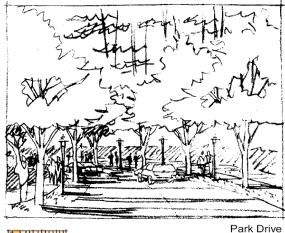
## 6.5.3 Vehicular Circulation

# Vision

Vehicular access will be required within the Site to ensure convenient visitor and service access to key uses and activities. Additionally, it will provide opportunities for persons of varying ability to visit and enjoy the Site, and it will assist in ensuring that safe conditions can be maintained within the Site. Vehicular routes that include suitably lighted sidewalks or paths can provide safe and socially active pedestrian "promenades".

Given the potential for impact to the surrounding environment, vehicular routes must be located and designed in a manner that is appropriate to and compatible with adjacent uses as well as the natural character of the landscape. Accordingly, both the physical scale and the design speed of vehicular routes are critical issues to address.





Park Drive

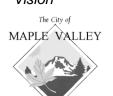


#### Related Characteristics or Accommodations

As appropriate, vehicular routes should include small, conveniently located, parking "pockets" that ensure accessibility to significant parts of the Site for users of all abilities

# 6.5.4 Parking

Vision





Parking facilities that include safe, secure, and well-lit pedestrian routes will be required on the Site to provide convenient access to key uses and activities.

To reduce impact on the surrounding environment, these sometimes-large facilities must be located and conceived in an unobtrusive manner that respects adjacent uses, the surrounding landscape, and the overall natural character of the Site. Sharing of parking facilities, provision of under-structure parking areas, and subdivision of large parking areas into smaller segments must to be accommodated or provided wherever possible.

## Related Characteristics or Accommodations

Parking facilities must be designed to provide an efficient layout, substantial landscaping (including existing vegetation), and storm drainage solutions that minimize impact to the Site.

# 6.5.5 Improvements to Adjacent Roadways

#### Vision

Portions of the Site that border Maple Valley Highway and SE 260th Street form a critical component of the public face of the Site. Accordingly, improvements required by the City or State for these streets, especially the landscape component, must be considered in terms of enhancing the identity of the Site.

As examples, signature or "landmark" landscaping along Maple Valley Highway can emphasize the visual presence of the Site and assist in framing or forming a gateway into the Site. Similar distinctive landscaping along SE 260th Street can enhance identity as well as establish a specific example for similar street improvements to be provided in association with future private redevelopment on the opposite side of the street.





The vision, goals, and objectives articulated throughout this document indicate clearly that the performance expectations for the Site are extraordinarily high. In order to achieve such expectations—or even come close to doing so—a thoughtful implementation strategy relying on a variety of recommendations with a realistic timeline should be established, and that strategy should be held to over time. While it is typical that minor refinements to such a strategy occur as time progresses and more opportunities present themselves, the key milestones of the implementation plan should remain fixed once set.

# 7.1 Decision to Build City Hall on Site

An important decision for the city of Maple Valley is to determine where it will make the investment to build its first permanent City Hall. As the seat of local government and a highly symbolic focal point that should be serviceable for at least a half century, City Hall should be extremely well designed and well located. The location of the site has profound meaning and will convey a strong message about our community as we grow to a thriving city.

The performance expectations of this plan hinge upon its civic components. The most fundamental component is City Hall. This plan strongly recommends that City Hall be the cornerstone of the development of the Site. In addition to the formal review and adoption of this plan, the City Council should make a formal decision to build City Hall on the Site and decide a timeline for building City Hall.

## 7.2 Refinement of Needs

If the City is committed to locating City Hall on the Site, and City Hall is to be the catalyst for the improvement of the Site, then related needs assessments must be conducted.

# 7.2.1 City Hall Facilities Study

In order to guide the plans for the City Hall, Maple Valley must know the facilities program. That is, how much office space is required? What are the needs for the City Council Chambers? How many meeting rooms are required and of what variety and size? What are the growth needs over time? A facilities study can answer all of these questions. Therefore, prior to, or concurrent with, the design/development competition and any other recommendations or processes that facilitate development of the new City Hall (see 7.3), the City should commission a facilities study to define current and projected space needs. The selected consultant will evaluate the demands of each City department and will project future needs based on population and other growth factors. The City Hall should serve the community for at least 50 years; therefore, it is important that it be designed to change over time to accommodate a growing community.

7.2.2 Market Research

In addition to the citic components, which could include other public use opportunities as well, the Site composition may provide for commercial components including a restaurant, offices, and other commercial Uses. Market research would help determine the specific types, quantity and feasibility of these uses on the Site. Preliminarily, the research may simply require interviews with real estate professionals and potential users, but as the program becomes more refined, more detailed market research may be required.

# 7.3 Design/Development Competition

All of the uses on the Site, but perhaps especially the civic ones, should be architecturally interesting and visually inspiring; they should be a point of pride for the Maple Valley community.

One way to gain greater assurance that this will happen is to conduct a design/development competition. Such a competition could attract top-quality architects and development teams from throughout the region and beyond. A competition would be a high-profile process that would involve the community at key points and would generate attention and a "buzz" about what soon will start happening at the Site. A competition would allow the City to see multiple design options from architects before selecting a final plan.

# 7.3.1 Select a Competition Manager

A design/development competition is an involved process that should follow set guidelines. If this recommendation becomes the preferred choice for reviewing site development options and can generate sufficient response from the development community, the City should select a consultant who has experience organizing and leading such competitions to lead the effort for the City. The consultant would work with the City to define the process, identify potential participants, and manage the process through final selection.

# 7.3.2 Conduct Competition

With a Competition Manager in place and both a City Hall facilities study and other market research either complete or in process, the competition should begin by identifying and inviting selected architects and development firms to participate. The competition could be conducted in stages, beginning with a simple statement of qualifications and eventually leading to detailed design proposals. These steps are also appropriate to inviting Request for Proposals (RFP), Letters of Intent (LOI) and other marketing strategies. As noted above, the Competition Manager would prepare a detailed process and schedule with input from the CAC (see ongoing CAC participation, Section 7.7). Because of their long-term involvement and understanding of the Site and its performance expectations, the CAC members should be part of the process for selecting a competition winner and/or participating in a development selection alternative based on the design competition process or other marketing strategies utilized.

# 7.4 Review Financial Tools and Options

Subsequent to requesting input from the development community in a formalized manner including possibly the design competition, a financial plan should be prepared that will identify the tools and strategies that can enable the City to plan for the construction of all components of the vision. Construction of a City Hall, plazas and open spaces areas, other civic uses, and commercial uses will require significant levels of public/private partnerships and investments.

Prior to any site development options the City should prepare financial strategies that identify all of the potential sources of financing. Though preliminary, such an itemization could include:

## 7.4.1 Bonds

The City can issue a variety of bonds (both general obligation and others) to finance parts of the program.

# 7.4.2 Lease to Own

Some public agencies have built city halls and other civic buildings through lease to own strategies. Under this approach, a private development firm constructs a public building to agreed specifications, and then leases that building to the public agency for a fixed term. The private development firm is sometimes able to get favorable financing, and is attracted to a low-risk option to build a project with a guaranteed tenant for established terms. Because the public agency is leasing the building but not financing it, the agreement is not considered debt service and, therefore, does not count against the public agency's debt capacity. But rather is an operating expense that hits the City's annual operating budget. At the end of the lease, the public agency gains ownership of the building.

This type of approach can also involve utilizing the primary land asset as an incentive and/or concessions on cost of land in order to encourage development and to defray potential costs associated with building, maintaining and operating a new municipal complex (see Section 7.4.4).

# 7.4.3 Public/Private Partnerships

With a vision for commercial uses (limited retail, restaurants, office) at the Site, there are many opportunities for the City to enter into public/private partnerships to achieve development of those portions of the plan. A public/private partnership could take many forms, including shared facilities, land leases, infrastructure support, financial incentives, special entitlement procedures (e.g., tax abatement), and many more. As the City moves closer to implementation, these partnership opportunities should be fully explored.

# 7.4.4 Grants

A variety of private and government grants may be available for various components of the project particularly for the open space elements. The City should aggressively seek additional trading sources in order to leverage the local investments.

# 7.4.5 Land Sale SITE CONCEPT PLAN

Although this is not the vision of the CAC, the City may determine that the sale of portions of the Site is necessary. This would generate revenue that could be used either to help retire the debt for the initial land purchase or applied to help realize other parts of the vision for the Site. As noted in the preliminary market analysis for the Site, the greatest opportunity for a land sale may be for higher-end residential development.

# 7.5 Phasing Plan

The Site will have many components, not all of which must be built at the same time. A detailed phasing plan would identify the timing of each element, which would be an important factor for determining the financing strategy. A phasing plan may need to address physical issues (e.g., access, terrain) as well as market demand for each use. The phasing plan could be included as part of the competition or developed subsequent to it and/or utilized in whichever marketing strategy is deemed most appropriate at the point at which marketing for development begins.

## 7.6 Care and Maintenance of Site

Whether or not plans are implemented, the CAC recommends that the City allocate adequate resources to ensure that the trees and vegetation on the Site are properly cared for. The existing network of social trails shall be maintained so that, in the interim, the public can enjoy the Site until future development occurs. The Site shall be patrolled and monitored regularly so that it remains safe and clean.

The CAC's expectation is for the City to designate specific funds in the annual operating budget to provide for these needs.

# 7.7 On-going Advisory Role

The CAC shall have an on-going role throughout the development process including the competition and additional marketing strategies that may be undertaken to advise the City and review implementation of the winning development concepts. The CAC's role could be augmented with individuals whose professional expertise fits with the needs of the implementation plan. The CAC intends to continue to advise the City in the most appropriate format possible, be it continuation of the CAC in its current form, as part of a City based Economic Development Board or other configuration that provides for ongoing review and advice regarding potential site development strategies and implementation.



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# **Planning Context**

- 1. Legacy Site Bond Covenants for 2000 Debt Issuance
- 2. Charge to the Citizens Advisory Committee for the Development of a Site Master Plan for City Land

# Legacy site Bond covertants for 2000 Debt Issuance

SITE CONCEPT PLAN

Email dated April 8, 2005 from Nancy Neraas of Preston Gates, Attorneys at Law:

----Original Message-----

From: Neraas, Nancy (SEA) [mailto:nancyn@prestongates.com]

Sent: Friday, April 08, 2005 12:45 PM

**To:** Tony Mccarthy

Subject: FW: 2000 Bonds

In 2000, the City of Maple Valley issued \$6,710,000 of general obligations bonds to finance various purposes, including a portion of the costs of acquiring a 50-acre tract in the City. Apparently, bond proceeds financed approximately half the purchase price of the property and general City revenues financed the remaining purchase price.

The City is studying various options for the 50-acre tract, including the sale of a portion of the tract. The bonds were issued as tax-exempt bonds and, consequently, there are various on-going restrictions on the use of the property and facilities that were financed with bond proceeds. There are no federal tax or other bond-related restrictions on the use or disposition of the portion of the property that was not financed with bond proceeds. If the City ever sold the portion of the property that was financed with bond proceeds to a private party, the City would need to either pay off the portion of the bonds that financed the acquisition of the property or use the proceeds from the sale of the property for other governmental, capital purposes.

Excerpt from City of Maple Valley Ordinance C-00-125 adopted by the City Council on June 5, 2000:

SECTION 2. Findings and Authorization of Project. The City Council hereby finds that it is in the public interest for the City to (1) purchase a 50-acre parcel of land located at 25805 Maple Valley-Black Diamond Road S.E. in the City, (2) acquire a 14-acre parcel of undeveloped land at approximately 28601 Maple Valley-Black Diamond Road S.E. in the City and (3) to construct street improvements throughout the City (the "Projects"). A portion of the cost of these Projects will be financed from the proceeds of sale of the Bonds. If the City Council shall determine that it has become impractical to acquire any portion of the Projects by reason of changed conditions, the City shall not be required to acquire such portions of the Projects. If all of the Projects have been

acquired or constructed or duly provided for, or found to be impractical, the Council may apply the Bond proceeds or any portion thereof to the redemption of the Bonds or to other capital purposes as the Council, in its distretion, shall determine.

SITE CONCEPT PLAN



Citizens Advisory Committee for the Development of a Site Master Plan for City Land February 26, 2001



## **GOAL**

The goal of the Citizens' Advisory Committee ("CAC") is to recommend one preferred master site plan for the future use of the City's 50-acre parcel of land on Maple Valley Highway.

#### PROCESS AND RESPONSIBILITIES

# The CAC shall:

- Work with the City's selected site planning consultant and City staff to become properly acquainted with the site and the factors that influence it
- Keep an open mind and objectively evaluate all reasonable options
- Receive, help facilitate, and evaluate public involvement
- Assist in keeping the City Council informed about the progress of the CAC's work through occasional formal presentations to the Council
- Be entitled to request reasonable additional information to facilitate the creation of a quality recommendation
- Regularly attend CAC meetings and participate proactively
- Make a final recommendation that the CAC believes to be in the longterm best interest of the City

# SITE

The site within the CAC's purview is the 50-acre parcel of City-owned land located at 25805 Maple Valley Highway.

**USES** 

Of the fifty acres, at least twenty-five acres (or at least 50 percent) shall be used for public purposes. A "public purpose" may include active and passive park uses, open space, municipal or other governmental agency buildings or uses, or other public uses that are consistent with the bond sovernments placed on the site.

Of the fifty acres, up to twenty-five acres (or up to 50 percent) may be used for any legally qualifying purposes, whether private, for-profit, or public.

## **DISTRIBUTION OF USES**

There are no restrictions or predisposition as to how the uses are to be distributed throughout the site, other than adopted City development requirements.

# SIGNIFICANT TREES

The CAC shall place a high value on the retention of significant trees on the site. The CAC shall endeavor to meet the requirements of the City's significant tree ordinance by *retaining* significant trees, rather than through *replacement*.

#### **WILDERNESS THEME**

In recognition of the statements in the *Comprehensive Plan*, the CAC shall endeavor to develop a master plan that honors Maple Valley's rural setting. The Planning Commission is currently assisting with a definition of the term "Wilderness Theme."

# Maple Valleppendix B

# Field Trip' and 2001 Town Hall Meeting

- 1. Field Guide
- 2. Development Idea "Swatches
- 3. Annotated Agenda, Town Hall Meeting, July 30, 2001
- 4. Summary Report of July 28, 2001 Field Trip and July 30, 2001 Town Hall Meeting, September 4, 2001

# MEMORANDUM ANNOTATED AGENDA

# Mable Warley CITY COUNCIL

# TOWN HALL MEETING, JULY 30, 2001 SITE GRACIEF PARK Elementary 23700 SE 280<sup>th</sup> Street

Ice Cream Social	All Participants
Opening and Welcome	Mayor Laure Iddings
Project and Site Overview	David Hewitt, Hewitt Architects Barbara Swift, Swift & Company
Small Group Work	Participants
Small Group Reports	Participants
Next Steps	Mayor Iddings
Question & Answer Session	Participants



TO: John Starbard, City Manager Maple Valley

FROM: Pat Gibbon, PRR

SUBJECT: Summary Report July 28, 2001 Field Trip and July 30, 2001 Town Hall

Meeting

The City of Maple Valley is developing a strategic master plan for its 50-acre site located at 25805 Maple Valley Highway. The City purchased this undeveloped site in 2000. Located across from Rock Creek Elementary School, this City property is brimming with possibilities. Choosing precisely how to use this land is a great opportunities for Maple Valley residents. To acquaint Maple Valley residents with this site, a field trip was held on July 28, 2001. The City's annual town hall meeting was held on July 30, 2001. The meeting's purpose was to learn what the City of Maple Valley could do with this property and how the City could use it to create a legacy. The field trip and the town hall meeting were the first of many events that will involve the public with this property.

# Field Trip

Approximately 75 people attended the July 28, 2001 field trip. The field trip was designed to give Maple Valley residents an opportunity to explore the City's 50-acre undeveloped site along State Route 169 and to think about what the site's future use could be. Upon arriving at the site, residents were given a "field guide" and a set of "development idea cards." Inside the field guide was a trail map with nine intermission points. The intermission points were specifically chosen to encourage deeper exploration of the site. At each point, residents were asked to either notice something or were given information unique to that point. Special activities for children were also developed for each station. The field guide contained space for both adults and children to record their observations. The development idea cards covered a wide range of possible developments from community and natural/open space to recreation and office/retail and residential. As residents walked the trail or after visiting the site, they could flip through the cards and begin abstractly thinking and reflecting about the site's possible future uses.

# Town Hall Meeting

Maple Valley's annual town hall meeting began with an ice cream social and an informal open house covering the Strategic Master Planning Process the City was undertaking to develop the 50-acre site. Throughout the high school auditorium were 28 display boards enumerating everything from scale comparisons of the site to Seattle and the City of Maple Valley and context maps to site analysis and site photo-mosaics.

Mayor Laure A. Iddings opened the meeting by thanking everyone for coming. Mayor Iddings explained that this was Maple Valley's annual meeting and although this meeting was centered on the Strategic Master Planning Process, it was open to questions about anything going on in Maple Valley. Mayor Iddings asked City Manager John Starbard to elaborate on the Strategic Master Planning Process and introduce the 12 members Citizen Advisory Committee. The Citizen Advisory Committee will recommend one preferred master site plan for the site's future use. Starbard then turned the meeting over to the consultant team of Hewitt Architects, Swift & Company Landscape Architects, and PRR. David Hewitt, Hewitt Architects, began by discussing the project and the site's context. Barbara Swift, Swift & Company, then reviewed the site's characteristics. Swift elaborated on its topography, soils, and second growth forest habitat. Hewitt finished the consultant's introduction to the site with an overview of possible uses. Hewitt stressed the need for Maple Valley residents to dream.

Following this introduction to the project and the site, Marcia Wagoner, PRR, gave a brief overview of the rest of the meeting. Wagoner explained that the City wanted to learn and to hear everyone's thoughts about this important City resource. Approximately 150 residents were asked to break into small groups. The groups were composed of residents, some who walked the site and some who had not, consultants, CAC members, and city council members. All of the groups were asked to discuss three questions and to record their discussion on the flip chart and site map. The groups had about 45 minutes to think about these questions.

The three questions were:

- What do you think about the site?
- What uses do you think are appropriate or inappropriate for the site and why?
- How does the site relate to Maple Valley, what are the connections to the surrounding uses, larger community, and to the future of Maple Valley?

Nine groups were formed. After discussing these questions, the groups made reports back to the larger audience. Each group was asked to give their top three ideas, thoughts, and feelings.

After each group had made its report, Mayor Iddings summarized what was heard and what the next steps would be.

# Common Themes from the Town Hall Meeting

Common themes come from all of the comments heard and recorded at the town hall meeting. The themes represent large concepts that the community is asking the City to take into consideration when developing the 50-acre site.

- Make the site a community focal point
- No inappropriate uses such as fast food chains, service stations, and large box commercial developments
- Any development must fit with the site, as the Maple Valley Library fits its site
- Keep the site as natural as possible
- Connect the site with the existing trail system
- Recreation uses are fine as long as there are no large ball fields and lights
- Community facility or performing arts center or historical center
- No residential uses

# **Group Reports**

Each group reported their ideas, thoughts, and feelings to the larger audience. These reports are a synopsis of what was said and heard.

# Group 1

- Some sort of mixed used development
- Make it a community focal point
- Keep the site as natural as possible
- Develop buildings that are site responsible
- Development should be family oriented

# Group 2

- Large unspoiled site
- Central location in Maple Valley
- Site has great potential to be developed with appropriate uses (such as City Hall and minor retail, major retail is inappropriate)
- Develop the site with low impact, day use, recreational uses (no lighted ball fields)
- No public schools or major development
- Needs sensitive design

# Group 3

- Perfectly designed site for who we were and who we are
- Diverse site that is hard to find (lots of change has happened to the community from natural to homes and development)
- Good spot for school field trips
- Commercial development is inappropriate (everyone in the group agreed strongly)
- Any building put on the site must have characteristics similar to those at the new library
- Extend the trail system around Maple Valley (no road crossings) and connect to existing trails

# Group 4

- There are few untouched sites in Maple Valley
- Make it an amenity focal point-City identity
- Site has a beautiful forest with birds, wildlife, and plants
- Good place to have some rangers/naturalists
- Could link the site to trails
- School is across the street and safety is a concern (could have an underpass or overpass)
- Place to bring the community together and enjoy the natural environment
- Site for a small amphitheater or performing arts center (Renton/Auburn examples)
- Fields for passive recreation
- Offices may be off the main road or may be a courthouse, need some economic use
- Keep space for future walking and exercise trails
- The eastern edge should be preserved (an image from the highway)
- No strip malls or service stations or housing or fast food chains
- Keep part of the forest accessible for everyone
- Historical society/regional trail/schools/wildlife corridor
- Fabulous opportunity

# Group 5

- Open space, wildlife habitat (elk are present)
- Inappropriate uses include: big commercial such as Starbucks or no housing
- Appropriate uses include: nature trails, community uses, sports (no big recreational with lights), city hall, low impact development
- Relate site uses to schools
- Community defines Maple Valley as a green place

# Group 6

- Tie this site into the trail system
- Preserve site with its rural feeling and keep Mother Maple and Father Fir
- No residential use
- Commercial development should be carefully thought out
- City services may be appropriate if well integrated
- Performing arts center, interpretive facility
- More passive use for the site and area

# Group 7

- Make the site a great place by encouraging upscale and nice
- Could be a place for the kids to go in the summer
- Connect site with trail system, maybe a bridge across the highway
- Preserve as much as possible in natural areas
- Pool
- If commercial use for revenue, blend the site into the area already developed
- Have only one vehicle access point
- Underground parking (good example is Weyerhaeuser in Federal Way)

## Group 8

The library is an example of positive development

- The site is a place where people can come together and it will mean something different for everyone
- No big ball fields and lights

# Group 9

- Applaud Mayor and City Council for buying the site
- Beautiful piece of property and use it as a treasure
- Potential historical society location
- Performing arts center
- Potential site for multi-use facility such as recreational center, uses for kids
- What constitutes a community center?
- A place to attract people
- Balance the demand for money between commercial and residential uses
- Community focal point that ties into the existing trail system

# **APPENDIX**

This appendix contains information from the comment sheets and the flip charts obtained at the July 30 Town Hall meeting. Seven individuals filled out comment sheets. Neither the comment sheets nor the flip chart language has been changed. It is given verbatim.

# **Comment Sheets**

# Sheet 1

- Keep it more park like as opposed to commercial enterprises
- Potential for small amphitheater
- Develop hiking trails, perhaps in conjunction with a town hall
- More passive as opposed to active sports

## Sheet 2

- Thank you for the opportunity to tour the site this past weekend. It is a wonderful site with great potential.
- Keep one-half as forest (back part towards trail)
- Develop only the highway portion of the land
- Develop for city offices with extra office tenant spaces for revenue
- Consider performing arts center for community
- Underground or over highway passage across highway
- Trail development (pave for the disabled, elderly, and people with strollers)
- No residential! No strips! Very limited commercial, if any
- Thank you for the opportunity to give input.

## Sheet 3

- Theater and parkland is my choice
- This will grow our city culturally
- Will encourage high quality associated development surrounding the site
- Sufficient land for housing already exists, no more housing
- Quality theater will increase the desire to live here and our quality of life
- Support real estate values

# Sheet 4

- My preferences and recommendations in order of most to other acceptable choices
- No. 1 theater (like Ashland) A theater adds a much-needed dimension to our lovely community. It encourages family/cultural outings within the city limits. The theater could be used for children, amateurs, and professionals. A park like setting can retain and enhance and protect the beautiful setting. The location offers a perfect addition to other community faculties and parks (Lake Wilderness and MVCC Historical park).
- No. 2 Historic park and recreation (another interesting choice)
- No. 3 Boutiques and café
- If they fit do all three!

# Sheet 5

- I understand this property was acquired for a <u>park</u>. I toured the site and it is spectacular. Terms such as office/retail "park", residential "park", industrial "park", etc., are all oxymoron. The word "park" infers a natural area. If you really want to leave a legacy, leave it alone!!
- Some trail enhancement and expansion, a little clean up and perhaps; a small parking lot next to the highway should be enough "development".
- It could be the "Central Park" of Maple Valley!

## Sheet 6

- Sports facility for all local sports teams, with concessions and bathrooms, so tournaments could be held
- City hall and office space for Maple Valley
- Meeting rooms for sport teams and nonprofit organizations
- Museum type area for the city and local sports teams special awards
- Park with trails and play areas, areas for picnics
- Enclosed (indoor) and open (outdoor) type theater areas
- General information area or building for visitors to our city

## Sheet 7

We need more recreational areas for families. A park with some fields for soccer, baseball, an indoor pool and new community center with large open area (like Issaguah community center and picnic areas).

# Flip Chart Comments

All of the nine groups wrote answers to the three questions on flip charts. The comments are broken out by questions.

Question No. 1: What Do You About the Site?

- A sports center with arcade games, miniature golf, and climbing wall
- Performance arts center theatre, cinema
- Natural trail/running/biking
- Sports fields
- City Hall
- Business area
- Skate park
- Park attached to trail system
- Horse boarding stable/riding trail
- Traffic congestion now is a problem you cannot get out of the elementary school.
   Trucks go 50 mph. Needs additional lanes and traffic light
- Lower speed limits
- Native Trails (no commerce)
- Magnificent example of natures beauty only nature trails have you all walked the site? If not, do.
- Part City Hall with integrated park and trails connecting to neighborhoods and community trail system

- Perfect site to completely preserve the essence of Maple Valley
- Diverse hard to find, unique special, preservation
- Beautiful canopy tall maples
- Beauty, bird habitat valuable habitat
- Central to maple valley
- Accessible
- Used towards improving the community in limited way
- Define economic goals
- Defines what maple valley is all about openness
- Fabulous natural environment, existing trails, large hasn't been spoiled yet
- Central location w/in city
- Vehicular accessibility
- Could be a destination among the lake wilderness trail
- Big enough to include recreation uses without too much damage
- Big enough to accommodate multiple uses
- Great potential to develop it the way we want it
- Big and wild
- Valuable/treasure
- House? Landmark
- Needs to be connected to community
- Westside less "Developable"?
- Preserve natural beauty
- Retain as is
- Improve trails
- Retain the maple grove
- Natural treasure
- Ideal setting for community actives
- Pedestrian friendly
- Easily developed to be the center of Maple Valley
- What does a rich forest mean? Can we sell the trees?
- Pedestrian access
- Gorgeous
- Potential to move historical society to site?
- Surprised: noise front and back
- Lots of trees and plants
- On the trail
- Unique topography
- Birds wildlife elk, deer, birds
- Location within boundaries of community between White Rd. and 4
  - Corners
- Citizens have a say
- Buffer between strip centers
- Defined unique areas
- Define community
- Center town, focal point, opportunity to preserve open space
- View of lake
- Size greater options

- Diversity on site
- Great access
- Large
- Nicely wooded, nice stands of trees
- Eastside not as appealing
- Where house is noisy
- Central to Maple Valley we don't have a core
- Diverse topography
- Across from elementary school
- Any development should transition, definite buffer residential and trail
- Developable no streams, significant wetlands
- Highway segment noisy perhaps closer to highway business, City Hall type developments
- Close to new fire hall
- Property developer would consider selling 5-acre corner piece adjacent
  - Beautiful surprised not what you expect from the highway
- Feeling of joy/happiness
- You get back there and you feel you have to save as much as possible
- Highway noise western part quieter
- Use the topography to its best advantage
- Lots of wildlife on site
- The bowl area (N.E. corner) can't tell its there you can still have buildings and preserve these kinds of areas
- It opens up on the west less vegetation
- Beautiful save w/o cutting down trees
- Are there some areas that could be used and for ponds?
- Preserve as much as we can, but what do we need/have as a city? And what do we want?
- How can the city generate revenue from site
- Surprised by the variety and differences of site
- Make good uses of site and preserve
- Carco park exercise facility
- Save the trees
- Save the trees too and the birds, bees, deer, and all natures creations
- This can't be replaced
- Changes in Maple Valley few last remaining sites virtually untouched preserve for future generations
- Grateful for foresight of land procurement cities have identify/focal point - this has potential
- Impressed with quality of vegetation
- Beauty of forest tranquility interpretive uses on part along with revenue producing hiked narrow trails
- Impressed with largeness and beauty focal point links to community center
- Concern for displaced wildlife eagles
- Educational center across street opportunity use for city as a whole
- Educational opportunity sign big trees

- Concern with traffic flow and safety going in and out of school and site
- Maple Valley lacking identity site could be focal point
- Wilderness theme in Maple Valley Trees on edge as skyline
- S. King Co. arboretum as nearby recreational resource that is underused
- Bring community together
- Value is in open space
- Keep some of the area in forest! No clear cutting
- Visual perspective of forest
- Protection from wind/blow downs
- Rural haven
- Keep as natural as possible natural
- Wildlife habitat
- Beauty nature trail

Question 2: What uses do you think are appropriate or inappropriate for the site and why?

- Educational, preserve beauty, and nature
- Federation Forest good example interpretive center, multiple trails, picnic area
- Why is this called Maple Valley
- Focus on youth involvement
- Kids may be looking for activity areas
- Baseball fields/soccer fields
- People want to see other property acquired and uses
- City Center The heart of city
- Appropriate parks and trails
- Inappropriate commercial, buildings, trees cut down
- 6 mil is there inevitable development?
- Appropriate centrally located, educational
- No retail or residential
- Appropriate daycare
- No commerce
- Appropriate City park, no commercial
- Appropriate any buildings nestled in as library was
- Appropriate park, ball fields, city hall, minor retail, senior housing, small campground, trails, interpretive center, youth center, low impact day use recreation
- Inappropriate school (public), city hall, industrial, retail, private business, major development, residential, senior housing, campground, resort, lighted ball fields, to sell any part of it
- City Services City Hall, Police
- No big box commercial
- Small office
- Horse trails
- City maintained/owned
- Parks passive, less active

- Trails
- No houses
  - Performing arts part of city campus
- Parking vs. Trees? Underground
- Access connections to community & trail, reasonable
- Preservation
- No residential
- Limited commercial no big box, no chains, city services, performing arts
- Rural feeling
- Historical society location
- Community type buildings
- Improve parking layout
- Amphitheatre
- Carco Theatre (Renton)
- Performing Arts Center
- Don't rush development
- Sun River: Integrated community
- Don't destroy the beauty
- Site sensitive
- Improve bike/pedestrian trails
- Wellness center
- Educational center study of natural habitat, university satellite, research center
- Allow for other organizations to use flexible multi-purpose rooms/areas
- Stuff for kids recreational center
- Ball field
- Town center clock tower
- Think of the "Economics"
- Keep other city properties (use) in mind integrated plan
- Compatible to neighboring building uses, highway vs. trail
- Performing arts indoor/outdoor
- Running track indoor/outdoor
- Teen center
- Miniature golf
- Family part area
- City pool (outdoor/indoor)
- Multiple uses
- No large scale retail
- No residential
- Something you can do nowhere else
- City office
- Small commercial
- No franchises
- Local first
- Town of sisters look
- Park with care
- Save as many of trees as possible

- Buffer of trees by trail, care for wind
- Indoor tennis
- Climbing facility
- Restaurant small scale retail
- No commercial
- Promote pedestrian use access
- Expand trail into property
- Develop land near road, quiet near trail
- Existing house as info center
- Inventory city sports facilities integrated
- No manufacturing, gas stations, fast foods
- Seek to maintain as many trees as possible
- Any retail blended into setting
- Non-commercial if possible as much as possible
- If has to be commercial, more like Gillman Village, Robinswood in Bellevue
- Meeting Hall
- Theatre complex cultural center, other sites would then be attractive for higher, blend use
- Not much for teenagers to do in Maple Valley
- Site to be catalyst for more quality development to come to Maple Valley, plenty of residential commercial elsewhere in the city
- Outdoor theatre
- Ex: Great Falls Montana City Hall, theatre, business complex, pool
- More of center off the highway, ex. Fircrest, town hall, ball parks, recreational center
- Concerned can't we maintain trees
- Leave trees like they are see ball fields other parts of the city
- Perhaps smaller ball field (not Kingdome size)
- Open space, parks, mostly green, attract other uses get higher level uses surrounding
- What about a multi-story garage to condense parking site conducive to underground parking
- Can City partner with Lake Wilderness to improve its ball fields and Rock Creek?
- Tie in the trail
- Focus on youth
- Nice looking shops we need restaurants, shops, performing
- The library is a great example great architect we could do that with performing arts, café by lake
- We need a real civic center something we can be proud of rather than the strip mall we're in
- What about education campus?
- We should have retail, etc in other locations
- There has to be some revenue generation from the site
- If you do the site right, revenue generation will come from other parts of the city
- Swimming facility park ideas (active)

- Does Maple Valley want to be known for something? This is where we could do that
- Exercise, indoor facilities
- Pedestrian bridge over Maple Valley Highway
- Don't enter from 196 it is a trap
- No more homes there
- I'm crazy about sports fields (takes away trees, adds light and noise
- No car dealerships
- No drive-thru fast food
- Nothing that looks like a strip mall
- Make trail ties into site
- A hands-on preserve for teaching kids, we are going Maple Valley to learn about the forest
- Wouldn't it be nice not to have to go out of town for everything? What do we want/need here?
- Make the buildings go up rather than out multiple uses, smaller foot print and we are not blocking anyone's views anyway
- Could be like a "center" for the city
- Anything that removes all growth out of question
- No clear cutting
- Parks
- Performing arts or small amphitheatre
- Fields for passive recreation
- Place for people to come together
- Enjoyment of natural environment
- City services, city hall, non commercial uses
- Walking, exercise trails
- More developed than arboretum
- Hard to imagine commercial us, but not rule it out
- Eastern edge trees preserved value to highway experience
- Office park or campus to increase employment within trees
- Interpretive center lots of volunteers available
- Bird watching
- Access from lake into site
- Campsites
- Picnic areas covered
- Use of highway frontage for city buildings could lease space
- No strip malls
- No service station
- No hotels
- No housing
- No fast foods
- No boutiques
- Keep part of forest as is but make accessible
- Community center
- Recreation
- Focal point show what's beautiful here

- Family oriented use
- Habitats for local animals
- Small family owned ethnic restaurants
- Performing arts center Renton community center as example
- Overpass over highway to connect to school
- Don't build tire place
- Zoo
- No commercial uses or major development
- No housing any type
- No lighted sports facilities
- Community uses sports facilities, tennis courts, swimming pools
- Natural trails, etc.
- Unlighted sports facilities
- City hall
- Low impact traffic use
- Uses that increase property values and quality of life
- All uses need to buffer residential uses and trail

Question 3: How does the site relate to Maple Valley, what are the connections to the surrounding uses, larger community, and to the future of Maple Valley?

- 50 acres natural ties to trail central to Maple Valley
- Extend trail connections around Maple Valley
- 169 is a road block for non-vehicular travel
- Underpass for animals
- Eugene, Oregon as an example
- Focus on what makes Maple Valley special
- Save open spaces
- Community rather than market place
- Focus on children
- Preserve as much as you can
- Centrally located
- Family friendly
- Pedestrian accessibility to library, park, community center
- Retain trees in meaningful way
- Provides a quiet place/buffer
- Provides a wind buffer
- #1 Maple Valley = Trees
- A vanishing resource
- Sensitive/meandering decision of roads/trails
- Connections by foot vs. bike trail, non motorized connections to commercial center/library/teen center/skate park
- Sorry if we over develop
- Winter trail use limited look at adequate vehicle access
- Pedestrian connections
- Community focal point
- Town Center Redmond Town Center

- Important to think about other community facilities
- Regional Trail System is important
- Development should respond to the lake wilderness setting
- Improve property value
- No residential development
- Commercial, small business Gilman Village a place you can walk through
- No larger/big box
- Similar to Renton Carco Community Center, pool, theatre, etc.
- Community center integration trail use, activity use, human services
- Statement of the future of Maple Valley
- Why did people settle here?
- Development controls
- Pedestrian access from all sides paved
- Some sort of mixed use
- Focal point identifies Maple Valley
- Natural as possible
- Fast
- Site responsive buildings
- Family Oriented
- Age inclusive
- Walking bridge to Rock Creek
- Tie into trail
- Continue to ensure this is a family center
- Identity point for Maple Valley to encourage higher level uses adjacent
- Family, youth oriented bridge across highway
- Preserve natural, mixture of civic and institutional i.e. city hall, theatre
- Blend any commercial into sites more upscale than Gilman Village
- Don't increase congestion limit vehicle access, possibly underground parking, also blended like library
- Connect to/create multitude of trails
- Someday Lake Wilderness Pay be owned by City
- No vehicular connections to 169
- What does Maple Valley want to be known for?
- Connect with families
- Connect w/park for community oriented uses
- No connection (implied or direct) to Lake Forests & Estates
- If those are buildings on the site, make it like the Maple Valley Library
- Don't take a bunch of trees now
- Incorporate the natural setting like library preserve as many trees as we can
- Public access, community use, community draw theatre, civic campus, but no big sports fields, ties in old & how trails, academic uses, overpass on Maple Valley Highway, strong pedestrian uses
- Don't be too hasty create a legacy
- Historical society
- Regional trail connection

- Lake
- School to site educational
- Wildlife corridors
- Site is Maple Valley
- City identity
- Near schools
- Can be a reflection/define the community as "Green", "Natural", harmony with nature
- Teaching tool for kids value of conservation

# Appendix C

Speakers' Bureau Comments

# MAPLE VALLEY PLACE SPEAKER BUREAU COMMENTS

# **Chamber of Commerce**

# Wednesday, June 19, 2002

Please consider,

- 1. Interpretive center including local history, local arts, showcasing history, art and creativity. Visitors center with wildlife demo.
- 2. Performing arts auditorium, meeting place business convention center, connecting trails.

Amy R. 425-413-0882

I think a visitor center would be nice or animal rescue or preservation park.

Kim U. 253-826-3951

I would be hard pressed to provide better direction than those already doing so on the CAC. None the less I am of the opinion that a city center (City Hall, police, government usage, etc) should be created. Also, considerable open meadows, tree area open space, and parks should be created. Combine this with some limited commercial use. Absolutely, I feel the site should be developed.

Keith Lewis, Motorplex 425-413-1436

- 1. Recreation center similar to Carco in Renton.
- 2. Performing arts/business meeting auditorium.
- 3. Open space with connecting trails to Four Corners, Lake Wilderness

(Anonymous)

Thanks for your presentation Wednesday. It was very helpful to hear what your committee has been looking at and what phase you are in. I have been thinking about this property for quite awhile and do have some thoughts and opinions I'd like to voice. I would like to see about half of the site developed with trails (for mountain biking, walking & running and educational signage through the remaining portion. Obviously you will want to preserve as many significant trees as

possible and protect any significant aquifer recharge areas. You mentioned the possibility of the city building some commercial or retail properties and leasing them out for a potential income stream. I would advise caution here. It has to be done very thoughtfully or the city will find itself in a situation where conflicts of interest or the appearance of the same will occur. You do not want the city to be in a position that could be viewed as taking public money to finance competition for private developers and landlords. We have had a couple of uncomfortable instances where we were competing with a public entity and they were charging rents that were half of what we needed to charge to break even. In the few cases where city-leased space seems to work well, these principals have prevailed:

- \* The city builds a building for itself that is larger than it really needs but anticipates future growth. Then, they can lease a portion of that building out for a period of time with the intention of eventually occupying the whole thing.
- \* They have a single, long-term tenant (5 10 years) so there isn't a lot of turn-over or competition with other private landlords.
- \* The city builds a unique facility targeted toward a specific user that wouldn't ordinarily pencil for a private developer but would enhance quality of life for the community as a whole. Examples at various extremes are: a hospital, batting cages, a performing arts theater, day care center, etc.

Maple Valley is a predominantly residential community but there isn't much for its citizens to do in town for entertainment. It would be great to see a small theater similar in scale to the Village Theater in Issaquah. Restaurant businesses in town usually benefit significantly from evening theater. I would also like to see a public gathering space incorporated if there is a reason for people to be there.

Lastly, I believe the city should own most of its own facilities and it isn't in Maple Valley's best interest to continue leasing space for the long term - usually costs more. That said, city facilities seem to be best located near the downtown core. If this site is close enough to the anticipated downtown core 20 years from now, it would be a great opportunity. That's what is on my mind. Hope it helps and I look forward to hearing more as your group zeros in on a direction.

Kari Magill Rowley Enterprises, Inc. 1595 NW Gilman Blvd., Suite 1 Issaquah, WA 98027 425-391-4497 x 215

I wish you luck in developing a plan for the 54 acre parcel owned by Maple Valley (maybe I should say the citizens of Maple Valley).

I have a few thoughts regarding the use of the property. I believe the property should be developed with a mixed use that would appeal to all residents of Maple Valley and visitors.

Maple Valley needs to establish an identity. Maple Valley has no downtown in which to create that identity. The 54 acres is an excellent parcel to create that historic Maple Valley that never existed. This location would be ideal to have local celebrations, parades down mainstreet, and gather with friends and visitors. I envision a town square similar to what Disney created in Celebration, Florida. This would be a downtown that realizes that the residents of Maple Valley need a diverse use area-one that meets the needs of business, students, the artistic, families, ecological minded, geriatric and athletic. The easy choice would be to bow to any of the special interest groups that want to develop the site for one use only. It's up to us to take the high road and develop this site for all.

The entire 54 acres needs to be completely designed to a specific theme (logging, mining, lodge, NW style or other), and all buildings and infrastructure planned in advance. Specific tenants would not need to be decided up front, only the general use, size and appearance of the rentable space. The buildings could be built in phases to allow time to obtain leases. This downtown should offer the following:

<u>Basic Business Services:</u> boutique style: grocery, drugstore, clothing, crafts, decorating, performing arts center, one or two screen cinema, various themed cafes, restaurants, delicatessen, small hotel or inn with conference center, real estate, insurance, investment broker, medical, dental, art gallery, and others.

<u>Local government offices:</u> All City of Maple Valley offices, library, museum, interpretive center, police, justice center, parking(no area where people gather can be successful without plenty of parking, although with careful planning it could be scattered and hidden so we don't end up with a Southcenter mall parking lot), and Post Office

**Entertainment:** Single or double screen theater and performing arts center.

<u>Parks:</u> A baseball field, a soccer field, trails, untouched native park, open fields to host Maple Valley Days and other events, a picnic area, and parking to provide a central location to access the trails we have.

In conclusion, Maple Valley needs to develop the 54 acres into a central downtown community with a diverse population's interests in mind using cooperation from business, community, and government to complete the task.

Respectfully,

J. Johnson President The Hardware Store, Inc

# South King County Arboretum Foundation July 10, 2002

- Please have access points to the existing trail for hike/walk/bikes/jogging.
- Have part for cultural events like music in park, occ. Outdoor theater activities outdoor the begin with, then work towards something year round. Could also provide for classes/lessons.

- Some sports like tennis, other "wide-age range" type sports.
- Benches conversation areas.
- Play ground area suitable for a variety of ages toddler area, preschool, school age.

Lisa Currie 425-432-2881 (evenings)

Your "overarching" planning principles are very similar to the Foundation's goals. Our vision statement: The SKCA under the stewardship of the SKCA Foundation will showcase NW ecosystems and cultivated landscapes that will promote horticultural science, and provide opportunities for educational and recreational experiences.

Our vision includes the construction of an interpretive center.

We would like the SKCA and the Maple Valley site to complement each other rather than compete for resources/funding. Connect them in spirit and physically.

We were shown one possible layout (#1), and appeared to address wants expressed at previous town meeting: open space/green space, arts center, City Hall and "clean" commercial which includes restaurants.

A board member pointed out that provisions need to be made for youth, pedestrians to safely cross 169.

Cindy Osterman, President

Walking trails leading to a dog off leash area.

Need to have sidewalks or overpass to allow people to walk, bike, or horseback ride to the area. The highway is to dangerous to walk on.

Kathy Linn 425-432-4030

# **Maple Valley Rotary**

# Friday July 12, 2002

I know open space is very important – but we have in the city limits – Lake Wilderness Park, a couple of private parks (2 on Pipe Lake), several play areas in neighborhoods, school play grounds and just outside the city limits several acres just in the Polygon development.

I drive 2-3 times a week to Issaquah for shopping (specialty –not big box stuff) and dinner – and food – PPC/Thriftway. Maple Valley needs to develop revenue to develop and sustain a quality of life this community desires. There are enough "fields" in the area – these fields (at schools/Ravensdale/smaller throughout community (Hobart, Lake Francis).

(Anonymous)

Set this property aside for City Hall, and buildings, park's use only. PUBLIC USE ONLY.

(Anonymous)

# Appendix D

Section 18.110.050 of Maple Valley Municipal Code